

SAN FRANCISCO PUBLIC LIBRARY



3 1223 11167 8430

5/5



San Francisco Public Library

Government Information Center
San Francisco Public Library
100 Larkin Street 5th Floor
San Francisco, CA 94102

REFERENCE BOOK

Not to be taken from the Library



Digitized by the Internet Archive
in 2016

<https://archive.org/details/agendasminutes2013sanf>

CITY & COUNTY OF SAN FRANCISCO

EDWIN M. LEE, MAYOR

TREASURE ISLAND DEVELOPMENT AUTHORITY
ONE AVENUE OF THE PALMS,
2ND FLOOR, TREASURE ISLAND
SAN FRANCISCO, CA 94130
(415) 274-0660 FAX (415) 274-0299
WWW.SFTREASUREISLAND.ORG



GOVERNMENT
DOCUMENTS DEPT

JAN - 2 2013

SAN FRANCISCO
PUBLIC LIBRARY

GOVERNMENT
DOCUMENTS DEPT

JAN - 2 2012

SAN FRANCISCO
PUBLIC LIBRARY

**NOTICE OF CANCELLED MEETING
TREASURE ISLAND DEVELOPMENT AUTHORITY**

NOTICE IS HEREBY GIVEN that the meeting of the Treasure Island Development Authority scheduled for Wednesday, January 9, 2013 at 1:30pm at 1 Dr. Carlton B. Goodlett Place, Room 400, City Hall, San Francisco, California, has been Cancelled.

The next regular meeting of the Treasure Island Development Authority Board of Directors will be held Wednesday, February 13, 2013 at 1:30 pm at 1 Dr. Carlton B. Goodlett Place, Room 400, City Hall, San Francisco, California. An agenda will be distributed no less than 72 hours prior to the next meeting.

Treasure Island Development Authority

Relevant documents such as resolutions, staff summaries, leases, subleases are available at the Treasure Island Development Authority Office, One Avenue of the Palms, Second Floor, Treasure Island, and the Government Information Center at the Main Library, 100 Larkin Street. Public comment is taken on each item on the agenda.

If any materials related to an item on this agenda have been distributed to the TIDA Board of Directors after distribution of the agenda packet, those materials are available for public inspection at Treasure Island Development Authority, Building One, 2nd Floor, One Ave. of Palms, San Francisco, CA 941130 during normal office hours.

Disability Access

The Treasure Island Development Authority holds its regular meetings at San Francisco City Hall. City Hall is accessible to persons using wheelchairs and others with disabilities. Assistive listening devices are available upon request. Agendas are available in large print. Materials in alternative formats and/or American Sign Language interpreters will be made available upon request. Please make your request for alternative format or other accommodations to the Mayor's Office on Disability 554-6789 (V), 554 6799 (TTY) at least 72 hours prior to the meeting to help ensure availability.

The nearest accessible BART station is Civic Center Plaza at the intersection of Market, Grove, and Hyde Streets. The accessible MUNI Metro lines are the J, K, L, M, and N (Civic Center Station or Van Ness Avenue Station). MUNI bus lines serving the area are the 47 Van Ness, 9 San Bruno, and the 6, 7, 71 Haight/ Noriega. Accessible curbside parking is available on 1 Dr. Carlton B. Goodlett Place and Grove Street. For more information about MUNI accessible services, call 923-6142.

In order to assist the City's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based scented products. Please help the City to accommodate these individuals.

The ringing of and use of cell phones, pagers, and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing devices.

Lobbyist Ordinance

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Code 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102, telephone (415) 581-2300, fax (415) 581-2317 and web site <http://www.sfgov.org/ethics/>.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

(Chapter 67 of the San Francisco Administrative Code)

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review. For more information on your rights under the Sunshine Ordinance or to report a violation of the ordinance, contact: Administrator, Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco CA 94102-4689; by phone at 415 554 7724; by fax at 415 554 7854; or by email at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the SOTF or by printing Chapter 67 of the San Francisco Administrative Code on the Internet, <http://www.sfgov.org>

CITY & COUNTY OF SAN FRANCISCO



EDWIN M. LEE, MAYOR

TREASURE ISLAND DEVELOPMENT AUTHORITY

ONE AVENUE OF THE PALMS,
2ND FLOOR, TREASURE ISLAND
SAN FRANCISCO, CA 94130

(415) 274-0660 FAX (415) 274-0299

WWW.SFTREASUREISLAND.ORG

TREASURE ISLAND DEVELOPMENT AUTHORITY
MEETING AGENDA

February 13, 2013 – 1:30PM

Room 400, City Hall
1 Dr. Carlton B. Goodlett Place

DIRECTORS

Linda Richardson, President
Claudine Cheng
Larry Del Carlo, Secretary
Mark Dunlop, CFO

John Elberling
Larry Mazzola, Jr., VP
Jean-Paul Samaha
Hon. Jane Kim (Ex-Officio)

Mirian Saez, Director of Island Operations
Asja Steeves, Commission Secretary

GOVERNMENT
DOCUMENTS DEPT

FEB - 8 2013

SAN FRANCISCO
PUBLIC LIBRARY

ORDER OF BUSINESS

1. Call to Order and Roll Call
2. General Public Comment. This item is to allow members of the public to address the Treasure Island Development Authority Board ("Authority Board") on matters that are within the subject matter jurisdiction of the Authority Board and that do not appear on the agenda. In addition to General Public Comment, Public Comment will be held during each item on the agenda.
Estimated Length of Item: 10 minutes
3. Reports
 - a. Report by Director of Island Operations (Discussion Item)
This item is to allow the Director of Island Operations to report on staff activities, leasing, public safety, on-Island events and to make announcements.
Estimated Length of Item: 15 minutes

b. Report by Treasure Island Development Project Director (Discussion Item)

This item is to allow the Treasure Island Development Project Director to report on activities related to the transfer and development of former Naval Station Treasure Island

Estimated Length of Item: 10 minutes

c. Report by the Treasure Island/Yerba Buena Island Citizen's Advisory Board (Discussion Item)

This item is to allow the Treasure Island/Yerba Buena Island Citizen Advisory Board to report on activity at recent meetings of the Citizen Advisory Board.

Estimated Length of Item: 5 Minutes

4. Communications Received by TIDA (Discussion Item)

Estimated Length of Item: 5 minutes

5. Ongoing Business by Board of Directors (Discussion Item)

Estimated Length of Item: 5 Minutes

6. CONSENT AGENDA

Estimated Length of Item: 5 minutes (Action Items)

All matters listed hereunder constitute a Consent Agenda, are considered to be routine by the Authority Board and will be acted upon by a single vote of the Authority Board. There will be no separate discussion of these items unless a member of the Authority Board so requests, in which event the matter shall be removed from the Consent Agenda and considered as a separate item.

a. Approving the Minutes of the November 14, 2012 Special Meeting and the December 12, 2012 Regular Meeting

b. Authorizing the Director of Island Operations to Execute a Third Extension of the Loan Agreement with the Fine Arts Museums of San Francisco for the Temporary Loan of the Miguel Covarrubias Mural "Fauna and Flora of the Pacific"

7. Informational presentation relating to YBI Ramps Project by Eric Cordoba

SFCTA Project Manager (*Discussion Item*)

Estimated Length of Item: 10 Minutes

8. Informational Presentation on Proposed Sixth Amendment to the Sublease, Development, Marketing and Property Management Agreement for Rental Housing on Treasure and Yerba Buena Islands with the John Stewart Company (*Discussion Item*)

Estimated Length of Item: 15 Minutes

9. Discussion of Future Agenda Items by Directors (*Discussion Item*)

Estimated Length of Item: 5 Minutes

10. POSSIBLE CLOSED SESSION TO CONFER WITH LEGAL COUNCIL ON
PENDING LITIGATION AND TO CONFER WITH REAL PROPERTY NEGOTIATORS

If approved by the Authority Board, this closed session will take place for approximately 30 minutes at the end of the meeting

- a. Public comment on all matters pertaining to closed session.
- b. Vote on whether to hold closed session to confer with legal counsel regarding all matters listed below as Conference with Legal Counsel. (Action item)

- 1.) CONFERENCE WITH LEGAL COUNSEL - pursuant to Government Code Sections 54956.9(b)(1) and 54956.9(b)(3)(C), and San Francisco Administrative Code Section 67.10(d)(2). (Discussion Item)
Anticipated litigation
The City and County of San Francisco and Treasure Island Development Authority as Defendant
The United States Coast Guard as Plaintiff

- 2.) CONFERENCE WITH REAL PROPERTY NEGOTIATORS-pursuant to Government Code Section 54956.8, and Administrative Code Section 67.8(a)(2) and 67.12(b)(1).

Persons negotiating for the Authority: Michael Tymoff

Persons negotiating with the Authority: United States Navy, Treasure Island Community Development LLC, Treasure Island Homeless Development Initiative
Property: Former Naval Station Treasure Island

Under Negotiation:

Price: _____ Terms of payment: _____ Both: X

- c. Reconvene in open session (Action item)

1.) Possible report on action taken in closed session under Agenda Item 10 (Government Code Section 54957.1(a) (1) and San Francisco Administrative Code Section 67.12(a) and 67.12(b)(1)).

2.) Vote to elect whether to disclose any or all discussions held in closed session (San Francisco Administrative Code Section 67.12(a)).

11. Adjourn

Relevant documents such as resolutions, staff summaries, leases, subleases are available at the Treasure Island Development Authority Office, One Avenue of the Palms, Second Floor, Treasure Island, and the Government Information Center at the Main Library, 100 Larkin Street. Public comment is taken on each item on the agenda.

If any materials related to an item on this agenda have been distributed to the TIDA Board of Directors after distribution of the agenda packet, those materials are available for public inspection at Treasure Island Development Authority, Building One, 2nd Floor, One Ave. of Palms, San Francisco, CA 94130 during normal office hours.

Disability Access

The Treasure Island Development Authority holds its regular meetings at San Francisco City Hall. City Hall is accessible to persons using wheelchairs and others with disabilities. Assistive listening devices are available upon request. Agendas are available in large print. Materials in alternative formats and/or American Sign Language interpreters will be made available upon request. Please make your request for alternative format or other accommodations to the Mayor's Office on Disability 554-6789 (V), 554 6799 (TTY) at least 72 hours prior to the meeting to help ensure availability.

The nearest accessible BART station is Civic Center Plaza at the intersection of Market, Grove, and Hyde Streets. The accessible MUNI Metro lines are the J, K, L, M, and N (Civic Center Station or Van Ness Avenue Station). MUNI bus lines serving the area are the 47 Van Ness, 9 San Bruno, and the 6, 7, 71 Haight/ Noriega. Accessible curbside parking is available on 1 Dr. Carlton B. Goodlett Place and Grove Street. For more information about MUNI accessible services, call 923-6142.

In order to assist the City's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based scented products. Please help the City to accommodate these individuals.

The ringing of and use of cell phones, pagers, and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing devices.

Lobbyist Ordinance

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Code 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102, telephone (415) 581-2300, fax (415) 581-2317 and web site <http://www.sfgov.org/ethics/>.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

(Chapter 67 of the San Francisco Administrative Code)

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review. For more information on your rights under the Sunshine Ordinance or to report a violation of the ordinance, contact: Administrator, Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco CA 94102-4689; by phone at 415 554 7724; by fax at 415 554 7854; or by email at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the SOTF or by printing Chapter 67 of the San Francisco Administrative Code on the Internet, <http://www.sfgov.org>



TIDA REVENUE AS OF 12/31/2012

	1st & 2ND Qtr Rev	2013 Projected Revenue	Variance	Pct
70TISE	151,316	286,000.00	134,684	53%
70TISE	227,900	316,200.00	88,300	72%
70TICR	1,324,571	2,505,000.00	1,180,429	53%
70TIFF	10,409	25,000.00	14,591	42%
70CELL	49,811	282,550.00	232,739	18%
70TIMR	31,375	90,000.00	58,625	35%
70TIHS	161,227	479,472.00	318,245	34%
70TIHS	1,236,100	4,342,143.00	3,106,043	28%
	3,192,709	8,326,365.00	5,133,656	38%

TI JOINT VENTURE - WINE VALLEY

TI SPECIAL EVENTS

COMMERCIAL RENTAL

TI FILM PERMITS

CELLSITES

MARINA RENTAL

TI CAM

TI HOUSING

Expenses	TIDA Revised Budget 12-13	Expenditures as of 12/31/2012	Balance
12/31/2012- TIDA OPERATIONS EXPENSES			
ADMINISTRATION			
TRAVEL COSTS	\$13,000	-	13,000
TRAINING COSTS	\$6,300	(1,186)	7,486
EMPLOYEE FIELD EXPENSES (LOCAL FIELD EXPENSES)	\$1,750	-	1,750
MEMBERSHIP FEES	\$6,700	-	6,700
PROMOTIONAL AND MARKETING EXPENSE	\$13,500	6,758	6,742
ADMIN PROFESSIONAL & SPECIALIZED SERVICES	\$0	-	-
A. TREASURE ISLAND BOYS & GIRLS CLUB HOUSE	\$138,890	-	138,890
B. CATHOLIC CHARITIES	\$20,000	-	20,000
C. TIHDI - OPERATING CONTRACT	\$162,000	54,000	108,000
D. TI GYM OPERATIONS YMCA	\$146,775	47,582	99,193
E. MARINE SALVAGE	\$7,500	-	7,500
F. PUBLIC ART HISTORICAL PRESERVATION	\$17,000	-	17,000
G. OTHER PROFESSIONAL SERVICES	\$80,000	58,657	21,343
MATERIALS & SUPPLIES (OFFICE)	\$15,000	3,363	11,637
REDEVELOPMENT ADMINISTRATION EXPENSE (Integrated into Admin Expenses)	\$0	-	-
TOTAL ADMINISTRATION	\$626,515	\$169,174	\$457,341
PROFESSIONAL & SPECIALIZED SERVICES			
MAINTENANCE SERVICES - BUILDINGS & IMPROVEMENTS			
A. SCAVENGER SERVICES (Trash Disposal)	\$25,000	11,980	13,020
B. JANITORIAL SERVICES (TOOLWORKS)	\$123,800	41,200	82,400
C. GROUNDS MAINTENANCE RUBICON	\$660,000	168,639	491,361
D. PUBLIC SAFETY & SECURITY SERVICES	\$25,000	-	25,000
E. TIDA FACILITIES MANAGEMENT SERVICES	\$100,000	-	100,000
RENTS & LEASES - EQUIPMENT	\$11,700	-	11,700
OTHER CURRENT EXPENSES (OTHER ADMINISTRATIVE)	\$0	59,184	(59,184)
MATERIALS & SUPPLIES (OFFICE)	\$0	-	-
FACILITIES MAINTENANCE (SPECIAL CAPITAL IMPROVEMENT PROJECTS)	\$100,000	-	100,000
REDEVELOPMENT OTHER PROFESSIONAL SERVICES	\$1,000,400	77,964	922,436
TOTAL PROFESSIONAL & SPECIALIZED SERVICES	\$2,045,700	\$358,967	\$1,686,733
CITY DEPARTMENT WORK-ORDERS			
DTIS SERVICES (AAO)	\$45,000	12,562	32,438
C. REAL SERVICES AGENCY	\$1,891,079	394,529	1,496,550
MANAGEMENT SERVICES (INSURANCE)	\$56,000	47,708	8,293
CITY ATTORNEY - LEGAL SERVICES	\$207,000	118,322	88,678
GF-HR-MGMT TRAINING (AAO)	\$3,000	-	3,000
IS-PURCH-CENTRAL SHOPS-AUTO MAINT (AAO)	\$12,000	1,985	10,015
IS-PURCH-CENTRAL SHOPS-FUEL STOCK (AAO)	\$4,000	837	3,163
GF - PARKING & TRAFFIC	\$25,000	-	25,000
SAN FRANCISCO MUNICIPAL TRANSPORTATION AGENCY (SFMTA)	\$1,600	-	-
SAN FRANCISCO CITY CONTROLLER	\$20,000	-	-
IS-PURCH-REPRODUCTION (AAO)	\$6,000	-	6,000
GF - POLICE SECURITY (SFPD)	\$74,234	39,125	35,109
GF - SFPD	\$3,000	-	-
GF-PUC-HETCH HETCHY (AAO) (\$650,000 Utility Bills, 135,000 Generators, \$200,000 MOU)	\$1,043,360	212,983	830,377
ADM - REAL ESTATE SPECIAL SERVICES (DEPT. OF REAL ESTATE- FACILITIES MGMT)	\$32,072	18,582	13,490
SR-DPW-BUILDING REPAIR (AAO)	\$810,157	360,299	449,858
SR-DPW-BUREAU OF STREET ENVIRONMENTAL SERVICES	\$214,724	111,102	103,622
SR-DPW-BUREAU OF STREETS AND SEWER REPAIR SERVICES	\$82,873	-	82,873
SR-DPW-BUREAU OF URBAN FORESTRY SERVICES	\$164,000	168,106	(4,106)
REDEVELOPMENT CITY WORK-ORDERS	\$926,114	-	926,114
TOTAL CITY DEPARTMENT WORK-ORDERS	\$5,621,013	\$1,486,141	\$4,134,872
TOTAL OPERATIONS EXPENDITURES	\$8,293,228	\$2,014,282	\$2,014,282
SURPLUS AVAILABLE FOR RESERVE			
TOTAL EXPENDITURES	\$8,293,228.00		
TOTAL REVENUES	\$8,326,365	\$3,192,709	

CITY & COUNTY OF SAN FRANCISCO



MIRIAN SAEZ
DIRECTOR OF ISLAND OPERATIONS

TREASURE ISLAND DEVELOPMENT AUTHORITY
1 AVENUE OF THE PALMS,
BLDG. ONE, 2ND FLOOR, TREASURE ISLAND
SAN FRANCISCO, CA 94130
(415) 274-0660 FAX (415) 274-0299
WWW.SFTREASUREISLAND.ORG

TO: Mayor Edwin M. Lee

CC: Steve Kawa, Chief of Staff
Naomi Kelly, City Administrator
Linda Yeung, Deputy City Administrator

FROM: Mirian Saez, Director of Island Operations

RE: Treasure Island Informational Update

DATE: December 21, 2012

Economic Highlights

Treasure Island has grown into a hub for local **"SFMade"**, and more specifically **"TIMade"**, products including probiotic teas and mustard, artisan wines, vodka and gin. This year the Island saw growth in its manufacturing segment led by Island commercial tenants Lev's Probiotics whose **probiotic teas** are featured at **Whole Foods Markets**. We boast of **five wineries**, several producing multiple boutique labels, that make Treasure Island their home - Treasure Island Wines, Sol Rouge, Kendrick Vineyards, Bodega Wine Estates and PB Wines; and YB Beverage is one of a small handful of **distilleries** located within San Francisco, distilling Jail House Gin which is carried at **Trader Joe's Markets** as well as Ocean Beach and China Beach vodkas. Additionally we are home to **guitar and candle makers**.

Treasure Island's business community continues to expand, as evidenced by the success of existing businesses and the growth of new commercial tenants. **Two restaurants**, Treasure Island Bar and Grill and the Oasis Café, and the newly established Island Cove Market now too make Treasure Island their home. Leasing of commercial space to **start-up technology** tenants including Digitrad and Digitrove are all indicators of a strong on-Island business environment.

Treasure Island's "Special Event season" saw the Island host numerous large public and private Special Events throughout the late summer and fall, including the **Sixth Annual Treasure Island Music Festival**, the monthly **Treasure Island Flea**, the Oracle OpenWorld CAE, the **San Francisco International Dragon Boat Festival**, the Safeway Foundation Gala, **"LoCa Uncorked"** Lodi Wines event, and numerous weddings and smaller corporate events. Also, Treasure Island continues to serve as a desirable location for local **film and photo production**. In addition to permanent Island tenant Indigo Films, producer of multiple true-crime programs for the **Discovery Channel**, TIDA issued Film and Photo Production Permits for the television program **"Mythbusters"** and commercial

shoots for **Corvette** automobiles, **Yamaha**, **Tillamook Cheese**, **Red Bull** energy drinks, **T-Mobile**, Pacific Gas and Electric Company and **Scion** automobiles to name several.

New Leases (In support of small business growth and jobs)

- Cal Con Pumping, LLC - Building 1 – Office space for concrete pumping company.
- Digitrove – Building 1 – Office space for graphic and computer design company.
- G and K Media LLC – Building 3 – Production and fabrication space.
- Project Frog – Open lot at Ave N and 13th St. – Fabrication of prototype structure.

Quality of Life Issues

Island Cove Market, Treasure Island's first **full service grocery store**, opened in Building 449 on September 24, 2012. The store brings meat, poultry, fish, fresh produce, dairy, bread, groceries, toiletries, cleaning supplies and more to the Island community for the first time, eliminating the need for Island residents to travel back into San Francisco for such basic items. Island Cove Market has also recently opened a deli counter serving sandwiches, and plans more service additions in the future.

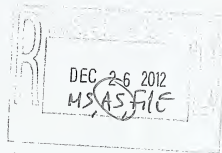
Gateview Avenue, the main thoroughfare through the Treasure Island residential neighborhood, was **re-sealed** in September, 2012, covering potholes and filling cracks in the road caused by heavy use. Gateview Avenue carries a majority of the residential vehicle traffic on-Island as well as the MUNI 108 bus route. In addition, all MUNI 108 **bus shelters** throughout the Island were refreshed ahead of the rainy season, with all broken glass panels replaced and the structures power-washed and re-painted.

The October water main break on Treasure Island served as an impetus for continued TIDA outreach to the City and the Island community stressing the importance of on-Island **emergency preparation and resiliency planning**. TIDA is partnering with the Neighborhood Empowerment Network to augment the existing non-profit and housing provider agencies institutional resiliency and emergency planning efforts, including improvement of the agencies on-Island **Continuity of Operations Plans**, re-engaging the Island agencies with organizations including **SFSAFE** and **SFCARD** and working to increase community participation in programs like **SFNERT** and **SFALERT**.

The Treasure Island Development Authority Board of Directors held its November meeting **on-Island** on November 14, 2012. At the meeting SFPUC presented on its ongoing maintenance of the on-Island electrical and water systems, as requested by Supervisor Jane Kim. Additionally, **SF311** made a presentation to the Authority Board on a newly launched integration of Treasure and Yerba Buena Islands into 311s Citywide structure. A **Department of Emergency Management** representative was present to register members of the Island community for on-Island **AlertSF** notifications, and the Department of the Environment distributed free re-usable shopping bags for the Island community.

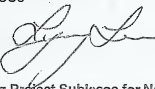


MEMORANDUM



To: Mirian Saez, Director of Operations, Treasure Island Development Authority

cc: Suzanne Wood, Edison Capital Jack Gardner, JSCo Jeffrey Kohler, JSCo
John Stewart, JSCo Loren Sanborn, JSCo Connie Le, JSCo
Paula Schlunegger, JSCo Lynny Lee, JSCo

From: Michael Smith-Heimer (prepare by Lynny Lee) 

Date: December 21, 2012

Subject: Percentage Rent for Treasure Island Housing Project Sublease for November 2012

Enclosed is our payment of Percentage Rent in the amount of \$330,546 for the November period, calculated per the sublease agreement. This figure is based on the accompanying attachments. You should note that these expenses reflect a suspension of reserve funding as outlined in the sublease requirements but continue to include accrued funds to pay Possessory Interest charges of the property. In addition, the amount disbursed has been reduced by \$9,378, recouping 1/36th of prior year audit adjustments outlined in the 2010 Audit (with an additional \$13.32 deduction in final repayment month).

Calculation of Funds Available for Distribution

TIDA receives 95% revenues remaining after adjusting gross revenues by operating expenses, current accretion due and the repayment of ledger balances based on sublease specifications. Funds expended for replacement reserve eligible items are expensed in the period expenses are recognized. To the degree that these costs are reimbursed from the replacement reserve account, percentage rent will be adjusted in the period that the reserve draw is approved.

For the month of November 2012, Actual Total Revenues were slightly above (11.76%) budgeted Total Revenues. Overall expenses were about 6.57% above budgeted. The result was that Funds Available for Distribution were \$357,815, about 6.58 above budgeted amounts.

Calculation of Percentage Rent

Based on operations, a total of \$357,815 in adjusted Gross Revenues after costs of operations are available for distribution for the November 2012 period. These revenues are distributed as follows:

<u>November 2012 Distributions</u>	<u>Actual</u>	<u>2012 Budgeted</u>
Available for Distribution	\$357,815	\$335,752
Percentage rent for TIDA	\$339,924	\$318,964
Repay Prior overpayment #5 (1/36 TH total per period)	-9,378	
Net Disbursed as percentage rent to TIDA	\$330,546	\$318,964
Percentage rent for JSCo	\$17,891	\$16,788

This percentage rent breakdown reflects the current year split by TIDA/JSCo. Beginning with April 2005 disbursements, TIDA receives 95% of revenues after expenses, while the John Stewart Company percentage is 5% of the amount.

ESTIMATE OF REVENUES AND OPERATING EXPENSES FROM OPERATIONS
November 2012 Operations for Treasure Island Project

UNLAW	Draw 164	Draw 165	Draw 166	Draw 167	Draw 168	Draw 169	Draw 170	Draw 171	Draw 172	Draw 173	Draw 174	Draw 175	Draw 176	Draw 177	Draw 178	Draw 179	Draw 180	Draw 181	Draw 182	Draw 183	Draw 184	Draw 185	Draw 186	Draw 187
UNLAW	576	576	576	576	576	576	576	576	576	576	576	576	576	576	576	576	576	576	576	576	576	576	576	576
Units ready for occupancy at beginning of month																								
Units Leased and Occupied during month																								
Aggregate Units Leased and Occupied during month																								
Average Unit Rent																								
REVENUE FROM OPERATIONS																								
Estimate of Gross Revenue	1,148,340	1,122,809	1,117,543	1,117,533	1,117,534	1,115,812	1,115,803	1,115,803	1,115,330	1,115,330	1,115,330	1,115,330	1,115,330	1,115,330	1,115,330	1,115,330	1,115,330	1,115,330	1,115,330	1,115,330	1,115,330	1,115,330	1,115,330	1,115,330
Less: Estimated Gross Revenue in Temp	-335,695	-336,190	-319,259	-330,720	-330,720	-330,720	-330,720	-330,720	-330,720	-330,720	-330,720	-330,720	-330,720	-330,720	-330,720	-330,720	-330,720	-330,720	-330,720	-330,720	-330,720	-330,720	-330,720	-330,720
Financial Income (Inc. marketing from Sept. 2000 onward)	143	-2,551	143	157	152	152	152	152	152	152	152	152	152	152	152	152	152	152	152	152	152	152	152	152
Credit Check Revenue	3,321	3,359	149,944	98,631	7,945	9,461	2,335	4,778	5,991	4,778	5,991	4,778	5,991	4,778	5,991	4,778	5,991	4,778	5,991	4,778	5,991	4,778	5,991	4,778
Other Revenue Collected	785,636	787,327	940,371	906,072	834,910	867,622	867,622	867,622	867,622	867,622	867,622	867,622	867,622	867,622	867,622	867,622	867,622	867,622	867,622	867,622	867,622	867,622	867,622	867,622
EXPENSES FROM OPERATIONS																								
8300 ADMINISTRATIVE EXPENSES																								
8310 Office Supplies	400	43	500	1,654	290	1,356	1,356	1,356	792	1,356	1,356	1,356	1,356	1,356	1,356	1,356	1,356	1,356	1,356	1,356	1,356	1,356	1,356	1,356
8320 Credit Reports																								
8370 Mktg Unit/Office TI	18,007	20,141	21,814	20,320	21,402	20,180	20,180	20,180	20,180	20,180	20,180	20,180	20,180	20,180	20,180	20,180	20,180	20,180	20,180	20,180	20,180	20,180	20,180	20,180
8310 Office Salaries	1,745	2,335	3,775	6,097	6,046	6,046	6,046	6,046	6,046	6,046	6,046	6,046	6,046	6,046	6,046	6,046	6,046	6,046	6,046	6,046	6,046	6,046	6,046	6,046
8315 Office Supplies																								
8316 Consulting Expense																								
8319 Office Supplies Environmental																								
8320 Temporary Services	21,321	22,463	22,219	27,491	27,981	24,670	25,519	28,112	24,233	25,929	28,530	24,799	27,107	24,547	26,858	28,877	26,858	28,877	26,858	28,877	26,858	28,877	26,858	28,877
8331 Bar Units	6,052	7,255	6,410	5,789	6,615	5,202	6,409	6,222	6,409	6,409	6,202	7,577	6,858	7,577	6,858	7,577	6,858	7,577	6,858	7,577	6,858	7,577	6,858	7,577
8331 Bar Units/Supplies	2,814	2,814	2,814	2,814	2,814	2,814	2,814	2,814	2,814	2,814	2,814	2,814	2,814	2,814	2,814	2,814	2,814	2,814	2,814	2,814	2,814	2,814	2,814	2,814
8340 Lost Expense	2,943	23,723	327	14,002	9,238	5,512	3,031	6,140	-302	1,749	5,604	7,512	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457
8341 Legal Environmental	1,853	1,853	1,853	1,853	1,853	1,853	1,853	1,853	1,853	1,853	1,853	1,853	1,853	1,853	1,853	1,853	1,853	1,853	1,853	1,853	1,853	1,853	1,853	1,853
8350 Audit Feedstock/Shipping	284,780	6,479	0	2,160	0	2,821	0	2,821	0	2,338	7,795	1,853	0	1,200	0	1,200	0	1,200	0	1,200	0	1,200	0	1,200
8370 Collection Loss	189	174	1,855	2,020	2,1	1,453	1,917	6,344	38	233	0	767	394	300	300	300	300	300	300	300	300	300	300	300
8355 Mktg/Travel	0	0	243	201	305	327	271	209	0	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0
8392 Seminar/Training																								
8393 Temporary Services																								
8394 Community Outreach																								
8395 Computer Charges																								
8398 Rent Credits																								
Remediation Expense																								
Subtotal: Administrative Expense	341,510	85,034	63,606	109,004	94,716	73,524	66,170	71,523	1,015	67,603	71,487	135,675	135,675	135,675	135,675	135,675	135,675	135,675	135,675	135,675	135,675	135,675	135,675	135,675
UTILITIES																								
8450 Subtotal Utilities	110,971	113,358	113,654	116,341	119,022	122,307	125,589	126,483	130,301	132,162	134,644	135,675	135,675	135,675	135,675	135,675	135,675	135,675	135,675	135,675	135,675	135,675	135,675	135,675
6509 New CAM Charge																								
6500 OPERATING AND MAINTENANCE																								
8510 Janitorial Payroll	1,119	1,119	908	1,159	855	467	0	526	870	1,794	391	0	2,374	0	2,374	0	2,374	0	2,374	0	2,374	0	2,374	0
8515 Janitorial Supplies	7,074	3,304	1,571	3,020	2,300	1,475	1,760	2,445	2,965	1,656	3,385	1,063	1,935	1,063	1,935	1,063	1,935	1,063	1,935	1,063	1,935	1,063	1,935	
8521 Operating/Maintenance Rent Fee Unit	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625
8525 Robust Removal	12,899	10,988	16,188	21,948	18,231	17,098	18,885	18,502	16,812	16,812	22,235	18,944	20,248	18,944	20,248	18,944	20,248	18,944	20,248	18,944	20,248	18,944	20,248	18,944
8530 Security Services	637	144	11,065	13,353	13,353	13,353	13,353	13,353	13,353	13,353	13,353	13,353	13,353	13,353	13,353	13,353	13,353	13,353	13,353	13,353	13,353	13,353	13,353	13,353
8533 Fire Alarm Expenses	1,918	0	0	3,031	300	0	6,602	2,447	287	410	0	0	1,888	0	1,888	0	1,888	0	1,888	0	1,888	0	1,888	0
8530 Maintenance Contracts																								
8536 Grounds Supplies																								
8537 Grounds Contract	36,644	36,644	37,544	43,024	37,051	39,971	38,614	37,357	53,177	38,163	41,684	41,152	38,163	41,684	41,152	38,163	41,684	41,152	38,163	41,684	41,152	38,163	41,684	41,152
8538 Yell Maintenance Payroll	14,400	23,934	16,398	16,269	18,992	17,646	19,169	18,407	20,587	19,751	20,935	23,539	17,468	20,935	17,468	20,935	17,468	20,935	17,468	20,935	17,468	20,935	17,468	20,935
8541 Repairs Material	25,346	18,672	18,593	19,409	23,974	20,205	19,101	20,205	27,405	19,205	22,931	19,205	27,405	19,205	22,931	19,205	27,405	19,205	22,931	19,205	27,405	19,205	27,405	19,205

ESTIMATE OF REVENUES AND OPERATING EXPENSES FROM OPERATIONS
November 2012 Operations for Treasure Island Project

Draw 154	Draw 155	Draw 156	Draw 157	Draw 158	Draw 159	Draw 160	Draw 161	Draw 162	Draw 163	Draw 164	Draw 165	Draw 166
November	December	January	February	March	April	May	June	July	August	September	October	November
6542 Repairs Contract	9,637	13,026	5,719	1,700	1,980	4,550	1,500	1,040	7,120	4,445	4,968	1,585
6543 Plumbing Maintenance	2,350	2,479	0	900	17,369	3,693	3,029	3,029	954	1,222	4,368	4,806
6544 Electric Maintenance	3,416	0	300	900	2,650	2,650	1,540	0	0	0	0	84
6545 Heating and Cooling	0	0	2,196	0	350	0	0	0	9,322	1,000	3,050	-2,500
6546 Heating and Cooling	0	0	0	0	0	0	0	0	0	0	0	0
6548 Payroll Environmental	0	0	0	0	0	0	0	0	0	0	0	0
6549 Repair Material Environmental	0	0	0	0	0	0	0	0	0	0	0	0
6550 YBI Maintenance Repair	231	0	0	0	0	0	0	0	0	0	0	0
6551 Painting and Decorating	1,079	6,397	1,358	325	6,720	984	10,602	15,575	13,475	1,329	2,403	831
6552 Painting and Decorating	0	0	0	0	0	0	0	0	0	0	0	0
6553 Painting and Decorating	0	0	0	0	0	0	0	0	0	0	0	0
6554 Windows Repairs	592	541	1,455	756	984	2,098	760	714	1,031	2,217	1,016	806
6555 YBI Maintenance Repair	0	0	0	0	0	0	0	0	0	0	0	0
6556 Painting and Decorating	0	0	0	0	0	0	0	0	0	0	0	0
6557 Vehicle Lease	651	1,042	50	325	212	40,938	90	0	1,050	202	1,016	806
6572 Maint and Equipment Repair	432	26,162	3,900	12,359	5,007	18,419	10,996	15,292	14,994	16,292	217	4,883
6573 Uniform Laundry Service	0	61,111	62,370	39,007	35,546	39,075	25,947	52,346	100,024	46,303	29,147	64,822
6574 Repair contract Other	0	14,559	3,756	12,843	13,475	3,923	11,626	1,820	17,696	13,709	3,686	1,599
6583 Fire Damage Costs	12,445	0	0	0	0	0	0	0	0	0	0	0
7230 Interior Replacement (eligible for RR Draw)	29,215	10,545	26,575	9,235	3,570	33,170	28,115	32,876	16,956	59,513	16,770	2,786
7220 Appliance Replacement (eligible for RR Draw)	163,564	198,350	230,721	200,773	182,670	240,497	285,371	260,069	319,674	262,391	180,310	227,363
7240 Exterior Replacement (eligible for RR Draw)	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal: Operating and Maintenance	3,674	4,986	6,221	5,731	4,088	4,172	3,430	5,923	3,851	2,312	4,001	3,641
6700 TAXES/INSURANCE	15,126	15,116	2,340	13,200	13,200	13,200	13,200	13,169	13,138	13,139	13,005	13,038
6711 Payroll Taxes	2,976	3,298	3,302	4,091	4,710	3,775	3,614	3,827	3,718	3,723	4,369	3,433
6720 Property Insurance (inc. adj. for Insurance Claims and YTD adj)	5,200	5,393	5,932	5,932	5,915	5,330	5,330	5,336	5,336	5,010	5,910	5,914
6722 Workers Compensation (includes \$11 EOY adjustment in Dec)	617	617	-512	-613	460	460	460	460	460	460	460	460
6723 Employee Health and Life Insurance (includes 401k)	6,157	6,157	6,157	6,157	6,157	6,157	6,157	6,157	6,157	6,322	6,322	6,322
6710 Possesory Interest Tax	49,752	49,752	49,752	49,752	50,475	50,475	50,475	50,475	50,475	50,475	50,475	50,475
Base Rent Payment	82,565	86,531	73,447	82,653	81,697	84,949	84,936	85,496	84,790	82,641	85,642	83,983
Subtotal: Taxes/Insurance	163,564	198,350	230,721	200,773	182,670	240,497	285,371	260,069	319,674	262,391	180,310	227,363
6800 SERVICE EXPENSES	0	0	0	0	0	0	0	0	0	0	0	0
6891 Recreation Shakes	24	0	0	0	47	0	0	0	0	0	6,126	0
6892 Recreation Supplies (includes -4159 EOY adjustment in Dec)	0	0	0	0	0	0	0	0	0	0	0	0
6895 Jetty	24	0	0	0	47	0	0	0	0	0	6,126	0
Subtotal: Services	48	0	0	0	94	0	0	0	0	0	6,126	0
7000 Replacement Reserve Eligible Expenses	726,696	511,515	518,970	542,923	506,344	549,588	499,933	584,455	633,611	579,716	510,557	556,169
7100 CORPORATE EXPENSES	0	0	0	0	0	0	0	0	0	0	0	0
7101 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0
7130 Federal Income Tax	0	0	0	0	0	0	0	0	0	0	0	0
7131 State Income Tax	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal: Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0
Adjustment for Operating Expense actuals for 2003 (reversal in Dec 2004)	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL OPERATING EXPENSES	726,696	511,515	518,970	542,923	506,344	549,588	499,933	584,455	633,611	579,716	510,557	556,169
Monthly Expense per Unit (net of Replacement Reserves)	0	0	0	0	0	0	0	0	0	0	0	0
Lease Revenues	0	0	0	0	0	0	0	0	0	0	0	0
Marketing Expenses	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL EXPENSES	726,696	511,515	518,970	542,923	506,344	549,588	499,933	584,455	633,611	579,716	510,557	556,169
Total Expenses Net of Environmental	726,696	511,515	518,970	542,923	506,344	549,588	499,933	584,455	633,611	579,716	510,557	556,169
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit Monthly Expenses (or occupied units - Net of Total Expenses)	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL ENVIRONMENTAL EXPENSES	0	0	0	0	0	0	0	0	0	0	0	0

Note: Includes adjustment for Insurance Claim expense for JULY of 11,834.

	November			YEAR TO DATE		
	Actual	Budget	Variance % Variance	Actual	Budget	Variance % Variance
Total Revenue	927,582	829,943	97,639 11.76%	9,603,111	9,129,365	473,746 5.19%
Marketing	24,811	4,907	19,904 405.62%	66,409	53,993	12,416 23.00%
Administrative (includes loss adjustment)	58,572	78,679	(20,107) -25.56%	786,559	865,473	(78,914) -9.12%
Utilities	136,195	110,076	26,119 23.73%	1,393,174	1,210,841	182,333 15.06%
O&M	186,679	151,319	35,360 23.37%	2,004,563	1,664,509	340,054 20.43%
EOY Reconciliation						
Tax Ins (inc. community room and financial	33,508	34,858	(1,350) -3.87%	368,071	383,438	(15,367) -4.01%
Rent	50,475	48,752	1,723 3.53%	550,056	536,272	13,784 2.57%
Reserves	10,600	10,600	- 0.00%	148,362	127,160	21,202 16.67%
Replacement (excl. anticipated draw)	68,926	55,000	13,926 25.32%	886,834	605,000	281,834 46.58%
Total Expenses	569,766	494,191	75,575 15.29%	6,204,028	5,446,686	757,342 13.90%
Available for Distribution	357,815	335,752	22,063 6.57%	3,399,083	3,682,679	(283,596) -7.70%
Available for Distribution	357,815	335,752	22,063 6.57%	3,399,083	3,682,679	(283,596) -7.70%
TITIDA	339,924	318,964	20,960 6.57%	3,229,129	3,498,545	(269,416) -7.70%
USCo	17,891	16,788	1,102 6.58%	169,954	184,134	(14,181) -7.70%

	November			YEAR TO DATE		
	Actual	Budget	Variance % Variance	Actual	Budget	Variance % Variance
Total Revenue	927,582	829,943	97,639 11.76%	9,603,111	9,129,365	473,746 5.19%
Marketing	24,811	4,907	19,904 405.62%	66,409	53,993	12,416 23.00%
Administrative (includes loss adjustment)	58,572	78,679	(20,107) -25.56%	786,559	865,473	(78,914) -9.12%
Utilities	136,195	110,076	26,119 23.73%	1,393,174	1,210,841	182,333 15.06%
O&M	186,679	151,319	35,360 23.37%	2,004,563	1,664,509	340,054 20.43%
EOY Reconciliation						
Tax Ins (inc. community room and financial	33,508	34,858	(1,350) -3.87%	368,071	383,438	(15,367) -4.01%
Rent	50,475	48,752	1,723 3.53%	550,056	536,272	13,784 2.57%
Reserves	10,600	10,600	- 0.00%	148,362	127,160	21,202 16.67%
Replacement (excl. anticipated draw)	68,926	55,000	13,926 25.32%	886,834	605,000	281,834 46.58%
Total Expenses	569,766	494,191	75,575 15.29%	6,204,028	5,446,686	757,342 13.90%
Available for Distribution	357,815	335,752	22,063 6.57%	3,399,083	3,682,679	(283,596) -7.70%
Available for Distribution	357,815	335,752	22,063 6.57%	3,399,083	3,682,679	(283,596) -7.70%
TITIDA	339,924	318,964	20,960 6.57%	3,229,129	3,498,545	(269,416) -7.70%
USCo	17,891	16,788	1,102 6.58%	169,954	184,134	(14,181) -7.70%



JAN - 2 2013

MS AS, 1E

TREASURE ISLAND

Monthly Maintenance Common Area Charges 2012

6589—MAINTENANCE-COMMON AREA CHARGES: The figure of an average \$28,300 per month/\$339,608 per year is included. Common Service charges are referenced in Section 3.1.2. and 3.1.3 of Exhibit 1 as part of the Exhibits to the Sublease Agreement. Common Service Charges are composed of two parts: a charge for the land (\$6,886.96 per month) and a charge for the structures (\$23,317.54) The Common Area charge for the structures is a function of each apartment's square footage. While Common service Charges per annum have been historically fixed at \$30,204.50 per month/ \$362,454.00 per year based upon a portfolio of 632 units, this expense was reduced in July 2007 by **\$1,962.38 per month to \$28,242.10 per month**/\$338,905.20 per year with the return of the 54 "borrowed" units to Treasure Island Homeless Development Initiative. The Common Area Charges are now based upon a portfolio of 578 units.



JAN 15 2013
MS, MS, FIC

TREASURE ISLAND

Monthly Maintenance Common Area Charges 2013

6589—MAINTENANCE-COMMON AREA CHARGES: The figure of an average \$28,300 per month/\$339,608 per year is included. Common Service charges are referenced in Section 3.1.2. and 3.1.3 of Exhibit 1 as part of the Exhibits to the Sublease Agreement. Common Service Charges are composed of two parts: a charge for the land (\$6,886.96 per month) and a charge for the structures (\$23,317.54) The Common Area charge for the structures is a function of each apartment's square footage. While Common service Charges per annum have been historically fixed at \$30,204.50 per month/ \$362,454.00 per year based upon a portfolio of 632 units, this expense was reduced in July 2007 by \$1,962.38 per month to \$28,242.10 per month/\$338,905.20 per year with the return of the 54 "borrowed" units to Treasure Island Homeless Development Initiative. The Common Area Charges are now based upon a portfolio of 578 units.



FEB - 8 2013

MS, AS, R/E

MEMORANDUM

To: Mirian Saez, Director of Operations, Treasure Island Development Authority

cc: Suzanne Wood, Edison Capital Jack Gardner, JSCo Connie Le, JSCo
John Stewart, JSCo Loren Sanborn, JSCo Paula Schlunegger, JSCo

From: Jeffrey Kohler

Date: February 8, 2013

Subject: **REVISED** Percentage Rent for Treasure Island Housing Project Sublease for December 2012

Enclosed is our payment of Percentage Rent in the amount of \$193,949 for the December period, calculated per the sublease agreement. This figure is based on the accompanying attachments. You should note that these expenses reflect a suspension of reserve funding as outlined in the sublease requirements but continue to include accrued funds to pay Possessory Interest charges of the property. In addition, the amount disbursed has been reduced by \$9,378, recouping 1/36th of prior year audit adjustments outlined in the 2010 Audit (with an additional \$13.32 deduction in final repayment month).

Calculation of Funds Available for Distribution

TIDA receives 95% revenues remaining after adjusting gross revenues by operating expenses, current accretion due and the repayment of ledger balances based on sublease specifications. Funds expended for replacement reserve eligible items are expensed in the period expenses are recognized. To the degree that these costs are reimbursed from the replacement reserve account, percentage rent will be adjusted in the period that the reserve draw is approved.

For the month of December 2012, actual Total Revenues were about 12.79% above budgeted Total Revenues, which is primarily the result of the overall vacancy rate being less than budgeted. Due to the unbudgeted expenses for the YBI unit selection and open-house program (approx. \$155,000 to date), increased security services for 24/7 patrol services (approx. \$20,000 for Dec. 2012) and higher electricity expenses than budgeted (approx. \$27,000; 25% higher than budgeted for Dec. 2012), Total Expenses for December 2012 were approx. 45.82% above budgeted for the month. The result was that Funds Available for the December 2012 Distribution were \$214,028, or about 36.07% below budgeted amounts.

Calculation of Percentage Rent

Based on operations, a total of \$214,028 in adjusted Gross Revenues after costs of operations are available for distribution for the December 2012 period. These revenues are distributed as follows:

December 2012 Distributions

	<u>Actual - Dec 2012</u>	<u>Budgeted - Dec 2012</u>
Available for Distribution	\$214,028	\$334,792
Percentage rent for TIDA	\$203,327	\$318,052
Repay Prior overpayment #6 (1/36 TH total per period)	-9,378	
Net Disbursed as percentage rent to TIDA	\$193,949	\$318,052
Percentage rent for JSCo	\$10,701	\$16,740

This percentage rent breakdown reflects the current year split by TIDA/JSCo. Beginning with April 2005 disbursements, TIDA receives 95% of revenues after expenses, while the John Stewart Company percentage is 5% of the amount.

COMPARISON TO BUDGET DECEMBER 2012

	DECEMBER			YEAR TO DATE		
	Actual	Budget	Variance %	Actual	Budget	Variance %
Total Revenue	936,064	829,943	106,121 12.79%	10,539,176	9,959,308	579,868 5.82%
Marketing	4,669	4,907	(238) -4.86%	71,078	58,900	12,178 20.68%
Administrative (includes loss adjustment)	101,335	78,679	22,656 28.80%	887,894	944,152	(56,258) -5.96%
Utilities	137,747	110,076	27,671 25.14%	1,530,921	1,320,917	210,004 15.90%
O&M	224,426	151,319	73,107 48.31%	2,228,990	1,815,828	413,162 22.75%
EOY Reconciliation						
Tax lns (inc. community room and finan	37,294	34,858	2,436 6.99%	405,365	418,296	(12,931) -3.09%
Rent	50,475	48,752	1,723 3.53%	600,531	585,024	15,507 2.65%
Reserves	10,600	11,560	(960) -8.30%	158,965	138,720	20,245 14.59%
Replacement (excl. anticipated draw)	155,491	55,000	100,491 182.71%	1,042,325	660,000	382,325 57.93%
Total Expenses	722,036	495,151	226,886 45.82%	6,926,068	5,941,837	984,231 16.56%
Available for Distribution	214,028	334,792	(120,764) -36.07%	3,613,108	4,017,471	(404,363) -10.07%
Available for Distribution	214,028	334,792	(120,764) -36.07%	3,613,108	4,017,471	(404,363) -10.07%
TIDA	203,327	318,052	(114,726) -36.07%	3,432,452	3,816,597	(384,145) -10.07%
JSCo	10,701	16,740	(6,039) -36.07%	180,655	200,874	(20,219) -10.07%

ESTIMATE OF REVENUES AND OPERATING EXPENSES FROM OPERATIONS
December 2012 Operations for Treasure Island Project

	Draw 155	Draw 156	Draw 157	Draw 158	Draw 159	Draw 160	Draw 161	Draw 162	Draw 163	Draw 164	Draw 165	Draw 166	Draw 167
GRAND TOTAL	578	578	578	578	578	578	578	578	578	578	578	578	578
Units ready for occupancy at beginning of month	-	-	-	-	-	-	-	-	-	-	-	-	-
Units Leased and Occupied during month	379	385	390	396	410	418	420	415	422	426	432	434	440
Aggregate Units Leased and Occupied during month	-	-	-	-	-	-	-	-	-	-	-	-	-
Average Unit Rent	-	-	-	-	-	-	-	-	-	-	-	-	-
REVENUE FROM OPERATIONS													
Estimate of Gross Revenue	1,122,909	1,117,542	1,118,003	1,117,533	1,117,254	1,115,512	1,115,083	1,115,350	1,117,052	1,118,725	1,129,837	1,125,747	1,126,339
(330,150)	(312,369)	(312,369)	(312,369)	(312,369)	(312,369)	(248,110)	(239,088)	(241,191)	(239,088)	(218,114)	(219,114)	(203,895)	(192,890)
Adjustment for floor-in Timing	144	157	157	152	156	168	165	165	165	162	175	167	183
Financial Income (inc. marketing from Sept. 2020 onward)	3,159	149,944	98,681	7,945	9,461	2,335	4,778	5,981	6,459	3,457	3,904	5,653	2,292
Credit Check Revenue	787,327	949,371	903,072	834,910	867,692	869,305	869,250	889,277	854,216	904,634	914,702	927,582	936,694
Gross Revenue Collected	-	-	-	-	-	-	-	-	-	-	-	-	-
EXPENSES FROM OPERATIONS													
6300 ADMINISTRATIVE EXPENSES	-	-	-	-	-	-	-	-	-	-	-	-	-
6210 Advertising/Marketing	43	500	1,654	1,936	792	1,172	423	1,060	1,555	1,205	1,082	893	511
6220 Credit Reports	-	-	-	-	-	-	-	-	-	-	-	-	-
6267 Model Unit/Office TI	29,141	21,614	20,230	21,402	20,100	13,008	15,426	10,342	10,287	18,888	19,788	15,305	19,673
6311 Office Salaries	2,325	5,775	6,097	6,046	5,026	2,801	3,323	4,186	3,028	3,571	5,628	3,476	4,404
6312 Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
6318 Consulting Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
6319 Office Supplies Environmental	-	-	-	-	-	-	-	-	-	-	-	-	-
6320 Management Fee	22,163	22,219	27,161	27,981	24,678	25,618	28,112	24,233	25,929	28,530	24,739	27,187	27,702
6325 Temporary Services	7,295	6,410	5,789	6,615	5,202	6,409	6,202	6,409	6,409	6,202	7,577	5,895	9,635
6330 Manager/Supervisor	2,814	2,814	2,814	2,814	2,814	2,814	2,814	2,867	2,867	2,867	2,867	2,867	2,867
6331 Staff Units	-	-	-	-	-	-	-	-	-	-	-	-	-
6333 Payroll Surplus	23,723	327	14,002	9,259	5,912	3,631	6,140	(392)	1,749	5,804	7,512	2,457	2,247
6341 Legal Environmental	(1,853)	-	-	-	-	-	-	-	-	-	-	-	-
6342 Audit Feedbackkeeping	1,432	1,449	1,572	1,828	2,921	1,919	1,581	1,198	1,576	1,653	1,833	1,206	2,157
6350 Telephone	6,479	20,150	1,852	1,828	2,921	2,921	2,921	23,336	7,785	1,785	7,67	26,828	26,828
6370 Collection Loss	174	1,855	2,020	1,453	3,327	6,344	38	233	233	573	384	300	272
6390 Miscellaneous Administrative	145	243	291	305	327	1,917	209	-	-	-	-	-	-
6395 Mileage/Travel	-	-	-	-	-	-	-	-	-	-	-	-	-
6398 Vehicle Lease & Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
6399 Seminar/Training	-	-	-	-	-	-	-	-	-	-	-	-	-
6398 Computer Charges	194	200	215	249	1,301	815	195	199	387	105	277	195	195
6398 Rent Credits	-	-	-	-	-	-	-	-	-	-	-	-	-
Remediation Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal: Administrative Expenses	85,034	63,606	106,004	94,176	73,524	66,170	71,523	80,531	67,803	71,487	74,759	83,383	106,304
UTILITIES													
6450 Subtotal: Utilities	113,358	113,954	116,341	119,622	122,307	125,589	126,483	130,301	132,162	134,644	135,575	136,195	137,747
6595 New CAM Charge	28,242	28,242	28,242	28,242	28,242	28,242	28,242	28,242	28,242	28,242	28,242	28,242	28,242
6500 OPERATING AND MAINTENANCE													
6510 Janitorial Payroll	618	908	1,156	855	467	1,350	528	670	1,794	391	1,295	2,374	428
6515 Janitorial Supplies	1,560	2,423	1,940	400	380	740	740	1,790	2,020	1,370	1,295	900	7310
6517 Contract Cleaning	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250
6520 Janitorial Contract & Bed Bugs	1,854	1,854	1,854	1,854	1,854	1,854	1,854	1,854	1,854	1,854	1,854	1,854	1,854
6521 Janitorial Contract & Bed Bugs	1,854	1,854	1,854	1,854	1,854	1,854	1,854	1,854	1,854	1,854	1,854	1,854	1,854
6522 Rubbish Removal	18,186	18,186	18,186	18,186	17,068	18,885	18,902	18,912	22,236	18,944	20,246	15,593	18,311
6530 Security Control	16,673	16,673	16,673	16,673	16,673	16,673	16,673	16,673	16,673	16,673	16,673	16,673	16,673
6530 Security Control	13,273	11,805	9,175	10,330	20,580	8,433	8,926	15,513	7,909	9,489	56,369	29,675	75
6532 Security Supplies	144	-	3,081	300	-	5,606	-	-	5,750	988	1,833	-	997
6533 Fire Alarm Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
6534 Tree Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
6535 Grounds Contract	-	-	-	-	-	-	-	-	-	-	-	-	-
6535 Grounds Contract	-	-	-	-	-	-	-	-	-	-	-	-	-
6535 Grounds Contract	-	-	-	-	-	-	-	-	-	-	-	-	-
6541 Repairs Material	36,644	37,544	43,824	37,051	39,971	38,614	37,537	53,177	38,163	41,684	41,152	38,163	40,624
6541 Repairs Material	23,934	16,636	19,409	18,992	17,948	18,139	18,407	20,537	20,781	20,065	23,536	17,468	23,056
6541 Repairs Material	18,672	19,593	13,269	28,974	29,206	17,101	20,537	37,440	22,931	19,369	17,944	12,779	30,381

ESTIMATE OF REVENUES AND OPERATING EXPENSES FROM OPERATIONS

	Draw 155	Draw 156	Draw 157	Draw 158	Draw 159	Draw 160	Draw 161	Draw 162	Draw 163	Draw 164	October	November	December
320AW													
Units ready for occupancy at Beginning of month	578	578	578	578	578	578	578	578	578	578	4,368	4,368	5,180
Units Leased and Occupied during month	-	-	-	-	-	-	-	-	-	-	1,595	1,595	(4,006)
Aggregate Units Leased and Occupied during month	-	-	-	-	-	-	-	-	-	-	1,595	1,595	1,089
Average Unit Rent	379	385	390	396	410	418	420	415	422	426	432	434	440
654Z Repairs Contract													
654Z Repairs Contract	2,008	13,038	5,719	1,700	1,680	1,563	1,563	1,040	7,120	4,445	2,403	831	24,268
654Z Elevator Maintenance	(851)	2,916	-	930	17,368	3,863	2,163	3,022	684	1,222	1,016	506	10,960
654Z Elevator Maintenance	3,488	-	300	-	17,368	3,863	2,163	3,022	684	1,222	1,016	506	10,960
654Z Heating and Cooling	-	-	2,186	-	-	1,643	-	-	-	-	-	-	2,900
654Z Payroll Environmental	231	-	-	-	-	350	-	-	9,322	1,800	3,050	(2,500)	4,412
655Z Appliances Repairs	1,079	6,597	1,356	325	6,720	84	10,602	15,375	13,475	1,329	2,403	831	24,268
650ZBET Painting and Decorating Supply & Contracts	392	541	1,426	756	964	790	714	730	1,031	2,217	1,016	506	10,960
650Z Vehicle Lease	-	-	-	-	-	-	-	-	-	-	-	-	-
650Z Fuel Management	-	-	-	-	-	-	-	-	-	-	-	-	-
650Z Mac. Opqr and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
657Z Uniform/Lundry Service	1,042	50	325	212	3,900	40,936	90	10,996	14,394	15,282	217	4,883	2,420
657A Repairs contract Other	650	26,162	-	-	-	18,418	-	-	-	-	-	-	-
659E Fire Damage Costs	-	-	-	-	-	-	-	-	-	-	-	-	-
720Z Interior Replacement (eligible for RR Draw)	61,111	62,378	39,067	35,545	48,505	38,875	25,947	52,248	100,024	46,363	28,147	64,622	136,765
7220 Appliances Replacement (eligible for RR Draw)	-	14,559	3,756	12,843	13,475	3,623	11,828	1,820	17,686	13,709	3,668	1,599	18,708
7240 Appliances Replacement (eligible for RR Draw)	-	10,545	9,235	3,570	33,170	7,820	28,115	32,976	16,556	59,513	16,770	2,795	16,770
Subtotal: Operating and Maintenance	198,350	239,721	209,773	182,670	240,487	194,954	255,371	298,090	319,674	262,301	180,310	227,363	351,675
6711 Payroll Taxes	4,986	6,221	5,731	4,068	4,172	3,450	3,066	5,233	3,451	2,312	4,601	3,641	6,255
6750 Misc Densense/Permits (inc. marketing in September, 2000 on)	15,116	2,346	13,200	13,200	13,200	13,200	13,200	13,150	13,138	13,139	13,805	13,680	13,722
6751 Fidelity Bond	-	-	-	-	-	-	-	-	-	-	-	-	-
672Z Workers Compensation	5,510	3,428	3,302	4,091	4,710	3,375	3,541	3,021	3,718	3,723	4,369	3,433	4,167
672Z Employee Health and Life Insurance (excludes 401K)	5,393	5,926	5,932	5,932	5,915	5,336	5,336	5,336	6,768	5,610	5,610	6,014	6,291
6723-010 401(K) Matching Contribution estimate	617	617	(512)	(613)	460	460	460	460	459	460	460	460	460
6710 Possessory Interest Tax	6,157	6,157	6,157	6,157	6,157	6,157	6,157	6,157	6,157	6,157	6,157	6,157	6,157
7140 Base Rent Payment	49,752	49,752	49,752	49,752	50,475	50,475	50,475	50,475	50,475	50,475	50,475	50,475	50,475
Subtotal: Taxes/Insurance	86,531	73,447	82,563	81,587	84,988	82,836	85,198	84,730	82,041	85,642	83,983	87,692	87,692
6900 SERVICE EXPENSES	37,779	24,695	33,811	32,835	34,513	34,163	32,361	35,021	34,855	31,566	-	-	-
6910 Recreation Salaries	-	-	-	-	-	-	-	-	-	-	6,128	-	77
6920 Recreation Supplies	-	-	-	-	-	-	-	-	-	-	6,128	-	77
6925 Janey	-	-	-	47	-	-	-	-	-	-	-	-	-
Subtotal: Services	-	-	-	47	-	-	-	-	-	-	-	-	-
7130 Federal Income Tax	-	-	-	-	-	-	-	-	-	-	-	-	-
7131 State Income Tax	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal: Corporate Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL OPERATING EXPENSES	511,515	516,970	542,923	506,344	540,558	498,593	564,455	592,669	632,611	578,716	510,657	559,166	711,437
Lease Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Marketing Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	511,515	516,970	542,923	506,344	540,558	498,593	564,455	592,669	632,611	578,716	510,657	559,166	711,437
TOTAL EXPENSES Net of Environmental	511,515	516,970	542,923	506,344	540,558	498,593	564,455	592,669	632,611	578,716	510,657	559,166	711,437
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00
Per Unit Monthly Expenses (or occupied units - Net of Environmental)	883.33	893.33	937.33	873.33	933.33	863.33	973.33	1,023.33	1,093.33	1,000.00	846.67	893.33	1,140.00

ESTIMATE OF REVENUES AND OPERATING EXPENSES FROM
OPERATIONS
December 2012 Operations for Treasure Island Project

Draw	Draw 155	Draw 156	Draw 157	Draw 158	Draw 159	Draw 160	Draw 161	Draw 162	Draw 163	Draw 164	Draw 165	Draw 166	Draw 167
Units ready for occupancy at beginning of month	578	578	578	578	578	578	578	578	578	578	578	578	578
Units leased and Occupied during month	379	385	390	396	410	418	420	415	422	426	432	434	440
Average Unit Rent													
December	January	February	March	April	May	June	July	August	September	October	November	December	December
2011	2012	2012	2012	2012	2012	2012	2012	2012	2012	2012	2012	2012	2012
Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals
DISBURSEMENT OF REVENUES (Per Sublease Agreement)													
Adjusted Gross Revenue	787,327	940,371	903,072	834,010	867,692	893,005	880,620	880,277	884,218	904,634	914,702	927,452	936,004
Less Base Rent	(45,732)	(46,732)	(46,732)	(48,732)	(50,475)	(50,475)	(50,475)	(50,475)	(50,475)	(50,475)	(50,475)	(50,475)	(50,475)
Less Operating Expenses (including EOY reconciliation for payroll)	(412,358)	(419,758)	(436,769)	(401,389)	(446,164)	(395,259)	(457,626)	(489,716)	(527,965)	(471,469)	(407,201)	(453,263)	(605,017)
Less CAM Charge	(28,242)	(28,242)	(28,242)	(28,242)	(28,242)	(28,242)	(28,242)	(28,242)	(28,242)	(28,242)	(28,242)	(28,242)	(28,242)
Less Replacement Reserve Funding	-	-	-	(63,680)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)
Management Fee	(22,163)	(22,219)	(27,161)	(27,581)	(24,578)	(25,616)	(28,112)	(24,233)	(25,929)	(28,530)	(24,739)	(27,187)	(27,702)
Less Marketing Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
Adjustment in security deposits	(511,515)	(518,970)	(542,923)	(570,024)	(560,158)	(510,193)	(575,055)	(603,269)	(643,211)	(589,316)	(521,257)	(569,769)	(722,036)
Revenues Net of Operating Expenses	275,812	429,401	390,149	264,886	307,534	359,713	305,564	277,008	241,005	315,318	393,445	357,815	214,028
Ledger Reduction for Period													
Accretion for Period													
Adjustment for Actual Accretion in May (\$28,806 vs. \$23,669)													
Adjustment for Actual Accretion in June (\$33,699 vs. \$19,647)													
Adjustment to Reconcile Possessory Interest thru June 2008													
Developer Fee (fee based on Amendment 2)													
Revenues Remaining for Construction and Ledger Account Activities	275,812	429,401	390,149	264,886	307,534	359,713	305,564	277,008	241,006	315,319	393,445	357,815	214,028
TIDA Share of Revenues (Percentage Rent)	(262,021)	(407,931)	(342,141)	(251,642)	(292,157)	(341,727)	(290,286)	(283,158)	(228,595)	(299,553)	(373,773)	(339,924)	(203,327)
USCo Share of Revenues (Percentage Rent)	(15,791)	(21,470)	(18,007)	(13,244)	(15,377)	(17,895)	(15,279)	(13,850)	(12,050)	(15,766)	(19,672)	(17,891)	(10,701)
Total Percentage Rent Discussed	(275,812)	(429,401)	(360,148)	(264,886)	(307,534)	(359,713)	(305,564)	(277,008)	(241,006)	(315,319)	(393,445)	(357,815)	(214,028)
Ending Balance Gross Revenues	(0)	(0)	1	(0)	(0)	(0)	0	0	0	(0)	(0)	0	0

CITY & COUNTY OF SAN FRANCISCO



MIRIAN SAEZ
DIRECTOR OF ISLAND OPERATIONS

TREASURE ISLAND DEVELOPMENT AUTHORITY

ONE AVENUE OF THE PALMS
2ND FLOOR, TREASURE ISLAND
SAN FRANCISCO, CA 94130
(415) 274-0650 FAX (415) 274-0299
WWW.SFTREASUREISLAND.ORG

To: Treasure Island Development Authority Board of Directors
From: Peter Summerville
Date: January 2, 2013
Re: Treasure Island Power Outages – December 2012
Cc: Mirian Saez, Director of Island Operations

There were no unplanned power outages affecting Treasure or Yerba Buena Islands in December 2012.

CITY & COUNTY OF SAN FRANCISCO



MIRIAN SAEZ
DIRECTOR OF ISLAND OPERATIONS

TREASURE ISLAND DEVELOPMENT AUTHORITY

ONE AVENUE OF THE PALMS
2ND FLOOR, TREASURE ISLAND
SAN FRANCISCO, CA 94130
(415) 274-0660 FAX (415) 274-0299
WWW.SFTREASUREISLAND.ORG

To: Treasure Island Development Authority Board of Directors
From: Peter Summerville
Date: February 1, 2013
Re: Treasure Island Power Outages – January 2013
Cc: Mirian Saez, Director of Island Operations

- On January 28th at approximately 8:25 PM Treasure Island experienced a power outage. The Public Utilities Commission (PUC) notified TIDA, issued an RSAN outage notification and immediately dispatched staff to the Island. 311 established a Temporary Event for public information. Power was restored at approximately 10:40 PM. Cause was not immediately identified by PUC.

**SAN FRANCISCO POLICE DEPARTMENT**

850 BRYANT ST
SAN FRANCISCO, CA. 94103
OFFICE #: (415) 553-7959
FAX # (415) 553-9722

**Fax Transmittal Sheet**

DATE: January 2, 2013

AGENCY: Treasure Island Development Authority

FAX NUMBER: (415) 274-0299

ATTENTION: Asja Steeves

SENT BY: Larry Bertrand

PHONE #: (415) 553-7959

COMMENTS:

Asja,

Please find attached the December statistics for Treasure Island

Any questions, please give me a call.

Thank you.

Larry Bertrand

Number of pages, Including Cover Sheet: 2

CITY & COUNTY OF SAN FRANCISCO



MIRIAN SAEZ
DIRECTOR OF ISLAND OPERATIONS

TREASURE ISLAND DEVELOPMENT AUTHORITY
ONE AVENUE OF THE PALMS
BLDG. ONE, 2ND FLOOR, TREASURE ISLAND
SAN FRANCISCO, CA 94130
(415) 274-0660 FAX (415) 274-0299
WWW.SFTREASUREISLAND.ORG

To: Treasure Island Development Authority Board of Directors
From: Mirian Saez, Director of Island Operations
Date: February 8, 2013
Re: Use Permit and Film Permit Waivers

The following waivers and reductions were granted for short-term Use Permits and Film Permits December 8, 2012 – February 8, 2013

Fee Waivers:

- San Francisco Police Department, Training, December 8, 2012
- San Francisco Police Department, Training, December 10-11, 2012
- Toolworks, Inc., Event, December 13, 2012
- San Francisco Police Department, Event, December 14, 2012
- San Francisco Police Department, Training, January 7-8, 2013
- Job Corps, Graduation, February 7, 2013

**Treasure Island Development Authority
Subleases and Permits Executed
Pursuant To Leasing Policy
As of February 8, 2013**

Location / Facility	Agreement Number	Leasehold Status (new / expired)	Company Name / Prospective Subtenant	Commencement Date/Event Date	Leasehold Type	Sq. Ft.	Annual Rent/ Permit Fee
Avenue of the Palms Building 201	P-621	New	Bob Industries	12/9/12	Filming	NA	\$1500.00
	625	New	Dan Tenenbaum.	1/1/13	Storage	4,043	\$63,816.00
180 Lot, Streets	P-626	New	Leukemia Lymphoma Society	1/6/13	Training	NA	\$250.00
13 th Street at Hutchins Court Building 1 Suite 311	P-629	New	Bent Lens Productions	12/15/12	Filming	NA	\$1,000.00
	630	New	Seateq, Inc.	1/1/13	Office	2,230	\$30,000.00
Eucalyptus Lot	P-631	New	Wine Valley, Inc.	12/31/12	Parking	NA	\$1500.00
Great Lawn Lot	P-632	New	Wine Valley, Inc.	12/31/12	Parking	NA	\$2,000.00
Avenue H	P-635	New	NCYRA	1/18/13	Road Closure	NA	\$500.00
Avenue of the Palms	P-637	New	Jake Mills Productions, LTD.	1/18/13	Photo	NA	\$500.00
Avenue of the Palms	P-638	New	Image Factory, Inc.	1/23/13	Filming	NA	\$1,000.00
Various Properties	P-644	New	City of Oakland- Oakland PD	12/1/12	Training	NA	Waived
Various Properties	P-645	New	City of Berkeley- Berkeley PD	12/1/12	Training	NA	Waived

TI01 - TI Case Summary

Open

CASE ID	FOR ENDT	CATEGORY	TYPE	LOCATION	OTHER DESCRIPTION	AGENCY
1440970	9/18/2012 11:55:59 PM	General Requests	RCS - SEE QUEUE NAME	1316 GATEVIEW AVE, SAN FRANCISCO, CA, 94130	--- The caller would like the Money Mart (Payday Loans) information and claim form mailed to the above address.	City Attorney
1469575	9/25/2012 10:15:25 AM	Graffiti Private Property	Graffiti on Building, other	Intersection of AVENUE C and CALIFORNIA AVE	DPW BSES BUF Countywide	DPW BSES BUF Countywide
1524258	10/7/2012 3:15:22 PM	Graffiti Private Property	Graffiti on Building, other	Intersection of AVENUE H and CALIFORNIA AVE	Graffiti	Graffiti
1681998	11/14/2012 9:57:52 AM	Streetslights	Not Offensive Streetslight - Light_Burnt_Out	Intersection of TREASURE ISLAND RD and	PUC Electrical Power	PUC Electrical Power
1762640	12/6/2012 9:19:04 AM	General Requests	RCS - SEE QUEUE NAME	1440 CHINOOK CT, SAN FRANCISCO, CA, 94130	--- Customer lives on Treasure Island and her complimentary wireless connection isn't working. Please call her back with tech assistance.	DT
1775340	12/11/2012 9:31:22 AM	Streetslights	Streetslight - Light_Burnt_Out	Intersection of AVENUE OF THE PALMS and CALIFORNIA AVE	On Avenue of the Palms between California Ave and 6th Ave --- About 6' street lights that are not	PUC Electrical Power
1806521	12/20/2012 5:21:17 PM	Sewer Issues	Sewage, back_up	1 YERBA BUENA ISLAND, SAN	PUC Sewer	PUC Sewer
1813328	12/23/2012 7:50:16 AM	Sewer Issues	Sewage, back_up	1 YERBA BUENA ISLAND, SAN	PUC Sewer	PUC Sewer
1813563	12/23/2012 9:42:54 AM	Sewer Issues	Flooding	1418 STRIPED BASS ST, SAN	PUC BSM	PUC BSM
1907038	1/17/2013 1:12:53 PM	Street Defects	Utility, Excavation	Intersection of 9TH TT ST and	PUC Electrical Power	PUC Electrical Power
1949068	1/28/2013 9:06:45 PM	Streetslights	Streetslight - Light_Burnt_Out	Intersection of AVENUE OF THE PALMS and CALIFORNIA AVE	Streetlight pole A1, Avenue of the Palm on Treasure Island --- Streetlight pole A1, Avenue of the Palm and California on Treasure Island	PUC Electrical Power
1949090	1/28/2013 9:14:08 PM	Streetslights	Streetslight - Light_Burnt_Out	Intersection of AVENUE OF THE PALMS and CALIFORNIA AVE	Streetlight pole A2, A3, A4, A5, A6 and A7, Avenue of the Palm and California on Treasure Island ---	PUC Electrical Power
1949118	1/28/2013 9:27:19 PM	Streetslights	Streetslight - Light_Burnt_Out	Intersection of 9TH TT ST and AVENUE D	Streetlight pole 9-75, 9th Street and Avenue D on Treasure Island, East end of DOL parking lot. ---	PUC Electrical Power
1949122	1/28/2013 9:30:27 PM	Streetslights	Streetslight - Light_Burnt_Out	Intersection of 4TH TT ST and AVENUE D	Streetlight pole D-7, NWC Avenue D and 4th Street on Treasure Island ---	PUC Electrical Power
1949132	1/28/2013 9:32:59 PM	Streetslights	Streetslight - Light_Burnt_Out	Intersection of AVENUE I and CALIFORNIA AVE	Streetlight pole 2-18, NWC Avenue I and California on Treasure Island ---	PUC Electrical Power
1949143	1/28/2013 9:36:30 PM	Streetslights	Streetslight - Light_Burnt_Out	Intersection of 6TH TT ST and AVENUE H	Streetlight pole M-1, California and 6th Street on Treasure Island (South Power end of triangle parking lot) ---	PUC Electrical Power
1949237	1/28/2013 10:31:41 PM	Streetslights	Streetslight - Light_Burnt_Out	Intersection of AVENUE M and CALIFORNIA AVE	Streetlight outage at the NWC of California and Avenue I on Treasure Island ---	PUC Electrical Power
1949246	1/28/2013 10:37:04 PM	Streetslights	Streetslight - Light_Burnt_Out	Intersection of 13TH TT ST and AVENUE M	Streetlight outage at pole 13-5 on 13 Street between Avenue M and Pole M-40, SNC 14th and Avenue M ---	PUC Electrical Power
1949254	1/28/2013 10:39:52 PM	Streetslights	Streetslight - Light_Burnt_Out	Intersection of 14TH TT ST and AVENUE M	Streetlight outage across from 1445 Chinook Ct. ---	PUC Electrical Power
1949257	1/28/2013 10:43:23 PM	Streetslights	Streetslight - Light_Burnt_Out	1445 CHINOOK CT, SAN FRANCISCO, CA, 94130	Streetlight outage across from 1445 Chinook Ct. ---	PUC Electrical Power
1962781	2/1/2013 7:30:11 AM	311 External Request	Damaged_Property	Intersection of AVENUE H and	311 Operations	311 Operations



To: TIDA Board of Directors
From: Mirian Saez, Director of Island Operations
Date: February 8, 2013
Re: Treasure and Yerba Buena Islands Electrical System

This memo serves to update the Authority Board of Directors on the on-going operation and maintenance of the Treasure and Yerba Buena Island electrical system by the San Francisco Public Utilities Commission (SFPUC). The SFPUC provided the Authority Board recent reports on its operation of the system at the Authority Board's October 10th and November 14, 2012 meetings.

As discussed at the October 10th meeting, since early 2012 SFPUC has increased frequency of regular on-island infrastructure maintenance tasks including:

- "Hot-washing" of electrical insulators to reduce grime buildup and lessen the chance of equipment malfunction;
- Patrolling visual inspection and infrared surveying of the overhead lines, poles and equipment to proactively identify and replace potentially faulty infrastructure;
- Proactive identification and trimming of tree branches to reduce the threat posed to overhead lines by adjacent trees.

At its November 14, 2012 meeting, the Authority Board received an update from the SFPUC on additional tasks planned to further improve response to, and minimize the length of, future unplanned electrical outages:

- Switchgear reinstallation to isolate the island into three circuits; isolating future outages to specific circuits thus minimizing Island-wide outages;
- Fault interrupters installation to identify line fault locations quicker, thus increasing the speed of repairs; and
- Perform an engineering assessment of the Islands electrical system.

To update the Authority Board on the tasks discussed at the November 14th, 2012 meeting:

- 1.) The switchgear reinstallation project has commenced and at this time is scheduled for completion in March 2013.
- 2.) Fault interrupter installation has been completed in strategic locations throughout Treasure Island.
- 3.) SFPUC contracted with YEI Engineers (YEI) to perform a third-party, independent assessment of the electrical system in order to:
 - Offer additional or alternative suggestions to improve electricity reliability;
 - Provide a fresh-look at the islands aging infrastructure;
 - Identify probable causes of the recent unplanned power outages on TI and YBI; and
 - Recommend short term and long term alternatives for improvement.

The YEI assessment produced a report that was provided to TIDA and the office of Supervisor Jane Kim on January 25, 2013. A copy of this report is included in the Directors Report section of the February 13, 2013 Authority Board meeting agenda materials.



San Francisco Water Power Sewer

Services of the San Francisco Public Utilities Commission

525 Golden Gate Avenue, 13th Floor
San Francisco, CA 94102
T 415.554.3155
F 415.554.3161
TTY 415.554.3488

January 25, 2013

Mirian Saez
Director of Island Operations
Treasure Island Development Authority
One Avenue of the Palms, 2nd Floor
Treasure Island, San Francisco, CA 94130

JAN 25 2013
MS, RR, F/E

Re: Assessment Study of the Existing Electrical Distribution System
Treasure Island and Yerba Buena Island, San Francisco, California

Dear Ms. Saez,

Enclosed as requested is the report on the Assessment Study of the Existing 12-Kilovolt Main Electrical Distribution System that serves Treasure Island (TI) and Yerba Buena Island (YBI) in San Francisco, California. The report was prepared by YEI Engineers (YEI), Inc., on behalf of the San Francisco Public Utilities Commission (SFPUC), to identify probable causes of the recent unplanned power outages on TI and YBI and provide recommendations for improving the electric distribution system.

As part of the assessment, YEI reviewed and evaluated the existing configuration and characteristics of the TI electric system, visited the site to observe first-hand the current condition of the power system and its components, and interviewed management and maintenance staff to gain an in-depth understanding of the past and current practices implemented in the operation and maintenance of the system.

The assessment yielded recommendations that may be implemented in the (1) near term as TI and YBI and the utility systems continue to be owned by the U.S. Department of the Navy estimated to cost up to \$2.9-million, and (2) as part of the long term development of the property after it has been conveyed to the City and County of San Francisco estimated at \$40-million, through the Treasure Island Development Authority.

Please give me a call at (415) 554-2483 if you should have any questions regarding the attached report.

Sincerely,

Barbara Hale
Assistant General Manager for Power
San Francisco Public Utilities Commission

Edwin M. Lee
Mayor

Art Torres
President

Vince Courtney
Vice President

Ann Moller Caen
Commissioner

Francesca Victor
Commissioner

Anson Moran
Commissioner

Harlan L. Kelly, Jr.
General Manager



Enclosure

cc: Treasure Island Development Authority Board of Directors
Supervisor Jane Kim

Treasure Island, San Francisco, CA

Assessment Study of the Existing 12.5-kV Main Electrical Distribution System Final Report

January 25, 2013



Photo: www.usgbc-ncc.org

Presented to



San Francisco Public Utilities Commission
525 Golden Gate Avenue
San Francisco, CA 94102

Submitted by



YEI ENGINEERS, INC.
7700 Edgewater Drive, Suite 128
Oakland, CA 94621
Phone: (510) 383-1050 • Fax: (510) 383-1057



EMCOR Energy Services
505 Sansome Street, Suite 1600
San Francisco, CA 94111

TABLE OF CONTENTS

1.0	Executive Summary	2
2.0	Objective, Project Goals and Approach	6
3.0	Background/History	6
3.1	History	6
3.2	Cooperative Agreement Between NAVY and TIDA	6
3.3	Current Supply of Electricity to TI and YBI	7
3.4	Existing Electrical Infrastructure	7
4.0	Existing Condition	8
4.1	Off-Site Distribution Lines, Electrical Main 12.5-kV Service	8
4.2	On-Site Distribution System	8
4.3	Back-Up Diesel Generators	13
5.0	Outage Review	13
5.1	Life Expectancy	13
5.2	WildLife Intrusion	14
5.3	Weather	14
6.0	Conclusions and Recommendations	15
6.1	Conclusions	15
6.1.1	12.5-kV Switchgear Retrofit	15
6.1.2	Davis Interrupter	15
6.1.3	Overhead Distribution	15
6.1.4	Underground Distribution	15
6.1.5	Overall	16
6.2	Recommendations	16
6.2.1	Long Term	16
6.2.2	Short Term	16
6.2.3	Immediate Repair/Improvement	16
6.2.3.1	12.5-kV Switchgear Retrofit	16
6.2.3.2	Davis Interrupter	17
6.2.3.3	Overhead Distribution System	17
6.2.3.4	Vacuum Switches	17
7.0	Attachments and References	18
Attachment 1	- Main Single Line Diagram and Main Substation	18
Attachment 2	- Electrical Distribution System, 4.16-kv and 12-kv System	18
Attachment 3	- Outage Report Summary Table	18
Attachment 4	- Short Term Upgrade – Single Line Diagram	18
Attachment 5	- Short Term Upgrade – Conceptual Estimates	18
Attachment 6	- 200A Load-Break Fused Elbow Catalog Cut	18
Attachment 7	- Immediate Repair/Improvement – Conceptual Estimates	18

1.0 EXECUTIVE SUMMARY

The San Francisco Public Utilities Commission (SFPUC) has contracted with YEI Engineers (YEI), through EMCOR's SFPUC Task Order Contract CS-812D, Task Order Modification No. 10, to assess the existing 12.5-kilovolt (kV) Main Electrical Distribution System that serves Treasure Island (TI) and Yerba Buena Island (YBI).

The SFPUC has been providing utility operation and maintenance (O&M) services at TI and YBI since October 1997 as a contractor to the Treasure Island Development Authority (TIDA) and the United States Department of the Navy (Navy). The O&M services include utility system operation, monitoring, maintenance, improvements, repairs, regulatory compliance, and billing and collection, pursuant to the Cooperative Agreement (CA) between TIDA, on behalf of the City and County of San Francisco, and the Navy. The services apply to the potable water, steam, wastewater, storm water, electrical and natural gas utility systems. The Navy established utility rates in 1997 when the CA was signed and remain mostly unchanged to date. According to the terms and conditions of the CA, revenues collected from utility sales must be used to balance cover all O&M costs. With TI and YBI remaining as a federal facility prevents the City to use existing bond covenants and expending ratepayer funds outside of its particular service territories. To minimize losses, only as-needed repairs to maintain core services and minimal preventive maintenance and capital improvements projects have been implemented.

For this assessment, the YEI team reviewed the main electrical single line diagram, electrical distribution plan, and recent outage reports of the TI system. YEI team visited the site for field investigation, data collection, and interviews with SFPUC Power Enterprise Engineering staff and Utility Field Services operation and maintenance staff.

The existing 12.5-kV Switchgear located inside of Building 3 TI Main Substation has a diversity of four feeders, three for TI and one for Yerba Buena Island (YBI). Between the 12.5kV Switchgear and the end user loads, the overcurrent/fault protection does not appear to be coordinated.

There are fuse cutouts installed at pole risers, but the fuses do not appear to be coordinated to trip before the 12.5-kV Switchgear feeder protection. Without coordination, any short, fault or failure at a pole or line on the TI electric distribution system will cause one of the three feeders in the 12.5-kV Switchgear to trip and result in an electrical outage on TI. The distribution from the three feeders is connected in a loop system with manual overhead switches between loops. This condition limits the ability to coordinate the fuses installed downstream on the electric distribution system with the other upstream feeders. Typically, a fuse will be designed and installed to coordinate with one upstream feeder loop that feed it and may not (necessarily) coordinate with the another upstream feeder loop even if they are connected from the same switchgear.

However, the 12.5-kV Switchgear is currently not in service. A bypass interrupter called the Davis Interrupter is currently feeding both TI and YBI. The Davis Interrupter limits the diversity to one single feeder for TI and one feeder for YBI. Just like the 12.5-kV Switchgear, there is no overcurrent/fault coordination between the Davis Interrupter, the fuses and final loads downstream, which results in a complete outage on TI and YBI when any short, fault or failure occur on the electric distribution system.

Most shorts, faults, and failures occur because of the electrical infrastructures age. Based on our observations and analyses, the existing on-site electrical power distribution system is past its useful life. It appears that repairing/replacing damaged/aged equipment as a problem occurs

**Assessment Study of the existing 12.5-kV Main Electrical Distribution System
at Treasure Island**

will not eliminate nor necessarily minimize outages. As the equipment remains in it's as-is condition, not repaired/replaced, and gets older, failures would occur more frequently up to the point of total failure.

For system reliability, the 12.5-kV switchgear should have been replaced with a new modern switchgear. Nevertheless, refurbishment was selected instead of replacement. The 12.5-kV Switchgear buses and electrical/mechanical relays have now been retrofitted and are scheduled to be put back in service. After the switchgear is back in service, it will limit the outages on TI to the area that is supplied by one of three circuits that faults. Without the switchgear, a fault on one of the circuits affects the other two and results in a complete outage of TI. The switchgear is only one of many components of the electrical distribution system at TI. Due to the rest of the infrastructure's age, activating the switchgear would not eliminate the occurrence of outages and guarantee any reduction in the frequency of outages.

The recommendations put forth in this report include Long Term, Short Term and Immediate Repair/Improvement options to mitigate unplanned outages are provided in the tables below.

Long Term		
Item	Recommendation	Estimated Cost
TI Electrical Power System	Replace electrical power system in phases to include the following: <ul style="list-style-type: none">- Meet current and future load requirements.- Provide a reliable power system.- Have a more diverse system.- New Substation- New Distribution- New Infrastructure	\$40 Million as of 2006.

Short Term		
Item	Recommendation	Estimated Cost
TI Main Substation	<ul style="list-style-type: none">- Replace existing TI Main Substation with new double-ended 12.5-kV switchgear with 8 feeders to provide for a more diverse distribution system and limit the size of outages to a smaller area.- Replacement of the entire substation will provide a more reliable system and can be included as part of the long term or permanent installation.	\$2.5 Million

Assessment Study of the existing 12.5-kV Main Electrical Distribution System
at Treasure Island

Immediate Repair/Improvement		
Item	Recommendation	Estimated Cost
12.5-kV Switchgear Retrofit	<ul style="list-style-type: none"> - Perform a protective device coordination study to improve selective coordination so that the downstream protective device will act first to prevent the operation of the breakers at the main switchgear level. - Disconnect the instantaneous relays on the breakers on the main 12.5-kV Switchgear to prevent pre-mature tripping of the feeder breaker at the main switchgear level. Verify appropriateness by conducting arc flash study. - Test existing breakers and internal control wiring. - If existing electro-magnetic relay parts are not available, replace with new solid state or microprocessor based relays. 	\$20,000 for Testing only.
Davis Interrupter	<p>Add to or replace the existing Davis Interrupter, in the event that the 12.5-kV Switchgear retrofit fails. The proposed addition or replacement should limit an outage to a smaller affected area.</p> <p>Additional Interrupter</p> <ul style="list-style-type: none"> - Add a new 4 switch interrupter to be fed from existing Davis Interrupter and provide distribution to TI's three circuits. - Provide and install seismic designed and approved anchors for Davis Interrupter. - Provide enclosure for Davis Interrupter to avoid potential shock. <p>Replacement</p> <ul style="list-style-type: none"> - Replace existing Davis Interrupter with new 5 switch interrupter to provide distribution to TI's three circuits and YBI's one circuit. 	\$120,000 for Replacement.
Overhead Distribution System	<ul style="list-style-type: none"> - Replace poles requiring immediate replacement (poles with potential safety hazard and at the brink of failure). - Replace a minimum of 40 poles. - Add fuse cutouts on selected poles to reduce large island outages. 	\$135,000
Vacuum Switches	<ul style="list-style-type: none"> - Add fuse elbows on selected vacuum switches to reduce large island outages. 	\$128,000

Assessment Study of the existing 12.5-kV Main Electrical Distribution System
at Treasure Island

Immediate Repair/Improvement - Recommended Spare Part List		
Item	Parts Descriptions	Quantity/Each
12.5-kV Switchgear	Feeder Breakers	1
	Circuit Transformers (CTs)	3
	Potential Transformers (PTs)	3
	PT fuses	3
	Control Switches	3
	Control Circuit Fuses	6
	Indicator Light Bulbs	12
Vacuum Switch	200-Ampere Load Break Connectors	3
15-kV Cable	Cable Terminators	3
Overhead	Fused Cutouts	6
	Utility Poles	6
	15-kV Insulators	24
	Overhead wires	1,000 feet

The project team would like to express our appreciation and gratitude for the invaluable insight to the system and deep understanding of the site condition provided by the SFPUC Power Enterprise Engineering and Utility Field Services staff.

2.0 OBJECTIVE, PROJECT GOALS AND APPROACH

YEI was tasked to perform an assessment study on the existing 12.5-kV Main Electrical Distribution System serving TI from Oakland and at TI. The project goals are to identify the probable causes of frequent, unplanned power outages that impact businesses and residents on TI and YBI and to recommend long-term and short-term options for improvements. To achieve these goals, YEI reviewed and studied the existing configurations and characteristics of the TI electrical system, visited the site to observe first-hand the current condition of the power system and its components, and interviewed SFPUC engineering and maintenance staff to gain an in-depth understanding of the past and current practices implemented in the operation and maintenance of the system.

3.0 BACKGROUND/HISTORY

3.1 HISTORY

In 1850, President Millard Fillmore claimed all islands off the California coast for military use by the Federal government. The U.S. Army (Army) established a coastal artillery post on YBI in 1867. YBI remained under Army jurisdiction until 1898 when most of the island was transferred to the Navy for the establishment of a Naval Training Station. During World War I, the Navy transferred its operations from YBI to San Diego, California.

In 1936, the geographical isolation of YBI effectively came to an end with the construction of the San Francisco-Oakland Bay Bridge (SFOBB). In order to link the western suspension bridge and the east cantilever span, a 2,950-foot long tunnel was excavated through the middle of the island. The year also witnessed the construction of TI on the shoals of the north of YBI. The island was constructed as a site for the proposed 1939 Golden Gate International Exposition and later it was to be an international airport for San Francisco. To build the 403-acre island, 29 million cubic yards of dredged sand and gravel from the Bay and the Sacramento River Delta, as well as imported materials from other areas, were transported to the island. Approximately 259 thousand tons of rock was used to create a rock wall to contain the island.

With World War II underway in Europe and Asia, the conversion of TI into an airport was put on hold. In April 1941, the island became a military base known as Naval Station Treasure Island, which also included portions of YBI. Thousands of sailors came through TI and YBI on their way to war.

In 1973, the Navy transferred the eastern half of YBI to the U.S. Coast Guard. In September 1993, the Department of Defense decided to close Naval Station Treasure Island and return it to civilian use. In 1997, Naval Station Treasure Island was officially closed.

3.2 COOPERATIVE AGREEMENT BETWEEN NAVY AND TIDA

The TIDA was created in 1997, by both State legislation and separate legislation adopted by the San Francisco Board of Supervisors. TIDA, which is a California non-profit public benefit corporation, acts as both the redevelopment agency (under California redevelopment law) and the trustee of the Tideland Trust for TI and YBI.

On October 1, 1997, concurrent with the operational closure of Naval Station Treasure Island, the City entered into the CA with the Navy, with approval from the Board of Supervisors, in which the City, acting through TIDA, agreed to take responsibility for caretaker services on TI and YBI.

Since the signing of the CA in 1997, the SFPUC has been providing utility operation and maintenance (O&M) services at TI and YBI as a contractor to TIDA and the Navy. The O&M services include utility system operation, monitoring, maintenance, improvements, repairs, regulatory compliance, and billing and collection, as pursuant to the CA. The services apply to the potable water, steam, wastewater, storm water, electrical and natural gas utility systems. The Navy established the utility rates in 1997 when the CA was signed and remains mostly unchanged to date. According to the terms and conditions of the CA, revenues collected from utility sales must be used to cover O&M costs. TI and YBI remaining as a federal facility prevents the City to use existing bond covenants and expending ratepayer funds outside of its particular service territories. To minimize losses, only as-needed repairs to maintain core services and minimal preventive maintenance and capital improvements projects have been implemented.

Built in the late 1930's, the existing utilities are not current with local codes and regulations. Nearing or exceeding the end of their life cycle, the systems have resulted in equipment breakdowns, unscheduled service outages, increased O&M costs, and remain a continuous source of risk and liability.

3.3 CURRENT SUPPLY OF ELECTRICITY TO TI AND YBI

Electricity to TI and YBI is solely supplied from Oakland, California through the City's power purchase agreement with the U.S. Department of Energy Western Area Power Administration (WAPA).

3.4 EXISTING ELECTRICAL INFRASTRUCTURE

A 115-kilovolt (kV) line runs nearly 2.5 miles from PG&E's Substation C in Oakland, California to the Davis Substation, located at 7th Street and Middle Harbor Road on Port of Oakland property. The Navy and the Port jointly funded construction of this line. In return for payments covering construction, rights-of-way, and cost of ownership, PG&E agreed to build, own, and operate the line as a "Special Facility" under the California Public Utilities Commission (CPUC) rules with the 91.96 mega volt-ampere (MVA) capacity of the line dedicated for use by the Port and Navy.

Power is stepped down from 115-kV to 12.5-kV at the Davis Substation, which is owned and operated by the Port of Oakland, after the Navy relinquished claim to the substation to the Port of Oakland. The City has rights to a third of capacity of the Davis Substation under a 1998 Interconnection and Service Agreement with the Port of Oakland. From the Davis Substation, a combination of 12.5-kV overhead line and 15-kV underground conduit is routed to the SFOBB on property owned by the Port of Oakland the City of Oakland through the former Oakland Army Base.

The distribution infrastructure transitions to one of two 1,000-kcmil submarine cables from the eastern end of the Bay Bridge and runs out to TI. The second 1,000-kcmil submarine cable is capped off at both ends and will need an underground electric switch at TI and Oakland.

In December 2002, PG&E's underwater Bay Cable No. 6 that used to provide a backup electric service TI from San Francisco faulted underwater. The condition of the cable and the cost of repair resulted in PG&E retiring the cable since. After the PG&E cable faulted, electric service to TI was left solely from Oakland. TIDA and the SFPUC responded by obtaining two 2,000-

kilowatt (kW) diesel fuel generators and installed them by the main electric substation located inside Building 3 at TI in early March 2003 as the backup source of electricity for TI and YBI.

4.0 EXISTING CONDITION

YEI examined the existing condition of the off-site electrical distribution, on-site distribution and on-site backup generation systems that serve TI.

4.1 OFF-SITE DISTRIBUTION LINES, ELECTRICAL MAIN 12.5-KV SERVICE

As discussed, the current electrical power supply originates from the 115-kV to 12.5-kV Davis-Cuthbertson Transmission Substation located at 7th Street and Middle Harbor Road on Port of Oakland property to TI via one 12.5-kV feeder. The 12.5-kV feeder is approximately 22,000 feet (4.2 miles) in length, consists of three types of cables, namely, 336.4 ACSR bare conductors on overhead lines, 500-kcmil copper 15-kV cables in underground conduits, and two 1,000-kcmil copper 35kV submarine cables directly buried under the bay mud of the San Francisco Bay. The submarine cables have been installed in 2007 to make way for the new footings of the new east span of the SFOBB.

The three sections of main feeder cables have a rated capacity of 10-MVA without consideration to voltage drop and system losses. The current demand for the existing loads at TI and YBI is about 2 to 3-MVA.

The bare conductors on the overhead lines are subject to weather and outside elements. Without an accurate assessment on the conditions of the underground conduit section and the direct buried submarine cable sections, the bare conductors on the poles seem to be the most vulnerable and needing improvement. This is validated by the recent all island outage on December 12, 2012 that was caused by a fault on the overhead line in Oakland. That fault caused the feeder breaker at the Davis Substation to trip and resulted in a total loss of power supply to TI and YBI for half day.

It is our understanding that the Port of Oakland is in the process of redeveloping the former Oakland Army Base (OAB) and Maritime Street, where the TI's 12.5-kV feeder is located and routed through. One of the options to consider improving service from the 12.5-kV feeder would be to replace the existing overhead pole mounted section with cables in an underground duct bank. This option, if implemented, would enhance the reliability of the main service feeder to TI in Oakland.

Electrical service to TI originally had a backup source from San Francisco through a PG&E owned submarine cable. The cable failed in December 2002 and was abandoned in place by PG&E. With electricity to TI solely supplied from the Davis Substation in Oakland, further enhancement of TI's power source reliability is necessary. Dual feeders from Davis Substation or a second source from Oakland or San Francisco should be considered.

4.2 ON-SITE DISTRIBUTION SYSTEM

The existing 12.5-kV power distribution system as well as street lighting circuits on TI are mostly overhead lines. A main single line diagram is included in Attachment 1. A plan showing the layout of the 4.16-kV and 12.5-kV electrical distribution system is included in Attachment 2.

As shown on the Main Single Line Diagram the PG&E Switchgear (See Photo 1), located in the TI Main Substation, Building 3, is connected to the Davis Substation in Oakland on one side and

connected to PG&E system at San Francisco on another side as a backup. Per the discussion in 4.1, the backup from San Francisco side has long been inactive due to the failure of the PG&E interconnecting submarine cable. Mobile generators were installed as a backup source since the PG&E submarine cable failed from the San Francisco side.



Photo 1 – PG&E Switchgear

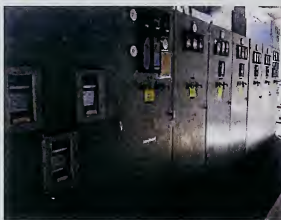


Photo 2 – Existing 12.5kV Switchgear

The PG&E Switchgear is connected to the TI 12.5-kV Switchgear. The TI 12.5-kV Switchgear has a 'double ended' configuration (See Photo 2). It has two main breakers T1 and T7, one tie breaker T4 and four feeder breakers T2, T3, T5 and T6. Each feeder breaker is connected to a series of outdoor pad mounted vacuum switches in underground duct banks or via overhead lines to the main overhead distribution lines along Avenue M, Avenue I, Avenue H, Avenue D and Avenue B. From the main distribution lines, the system branches out to the building transformers and street lighting transformers.

A bus fault that took place in 2006 rendered the T1 section of the 12.5-kV Switchgear out of service. As such, power was obtain from the T7 section of the 12.5 Switchgear. On April 15, 2011, the 12.5-kV Switchgear was taken out of service for maintenance and repair. A temporary bypass installation became necessary to maintain service to the island. The temporary bypass installation consists of a 600A elbow connector junction, identified as the Davis Elbow, and a new 3-way interrupter, identified as the Davis Interrupter, which replaced the Davis Vacuum Switch (See Photos 3 and 4). The Davis Elbow and the Davis Interrupter form the path to bring power from Davis Substation to the TI distribution system bypassing both PG&E Switchgear and TI 12.5-kV Switchgear.

The Davis Interrupter is a set of G&W vacuum interrupters with overcurrent/fault protection. It provides the only overcurrent/fault protection for the island at distribution voltages. As of the date of the site visit, the service is still and has been on bypass mode since April 15, 2011. The repair of the 12.5-kV Switchgear is essentially complete, pending installation of some electro-mechanical relays and final commissioning. The 12.5-kV Switchgear should be placed back into service as soon as possible.

YEI recommends replacing the electro-mechanical relays in its entirety with solid state relays or microprocessor based (IED) multi-functional relays. SFPUC has stated that there is no single line for the switchgear and has decided only to use original replacement parts for the equipment. After the 12.5-kV Switchgear is put back into operation, reliability at the main distribution level

should be significantly improved. After the switchgear is back in service, it will help limit the outages on TI to an area that is supplied by one of three circuits that faults. Without the switchgear, a fault on one of the circuits affects the other two and results in a complete outage of TI. The switchgear is only one of many components of the electric distribution system at TI. Due to the rest of the infrastructure's age, activating the switchgear will not eliminate the occurrence of outages and guarantee any reduction in the frequency of outages.



Photo 3 – Davis Elbow

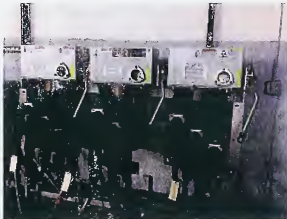


Photo 4 – Davis Interrupter

The 12.5-kV Switchgear, when in service, has four main feeders from breakers T2, T3, T5 and T6 in the TI Main Substation that feeds all final loads in different areas of TI and YBI. Feeders T2, T5, and T6 are separate circuits, each feeding a third of TI. Feeder T3's circuit is dedicated for YBI and Building 3 local loads. The T2, T5, and T6 feeders connect to a series of vacuum switches to create more circuits to serve local loads and provide a loop connected system to pick up additional loads, should one of the three circuits go out of service. The vacuum switches are aboveground, pad mounted, and located adjacent to a manhole where different circuits branch off. YEI inspected several vacuum switch enclosures and found the switches are in reasonable condition (See Photo 5 and Photo 6).



Photo 5 – Vacuum Switch (typical)

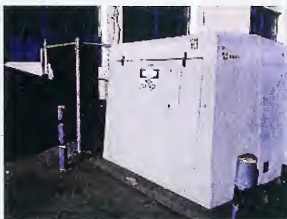


Photo 6 – Vacuum Switch Enclosure (typical)

From the vacuum switches, the branch circuits consist of cables in underground duct banks (See Photo 7) or in a vertical riser from a manhole to an overhead line (See Photo 8).



Photo 7 – Feeder Cable in Underground Duct Bank



Photo 8 – Cable Feeder in Vertical Riser to Overhead Lines

The condition of the feeder cables in the underground duct banks is difficult to assess by visual inspection. Testing the insulation resistance and other qualities of the cables while in the ground is more difficult and costly and may not be useful as the cables have been in contact with the high sea water table for over 40 years. Cable degradation, sea water intrusion, and fault are to be expected with these conditions. The duct bank system was built on an area of fill in a geographic area of known seismic activity, where ground consolidation, subsidence, and movement over the years are likely to cause the duct bank structure to crack, break, and be subject to sea water and silt intrusion. To determine the condition and integrity of the duct bank system for continued use or repair would require physical inspection with a video camera and by performing a mandrel test. Such tests would further require the shutdown of the circuits within the duct bank and removing the cables.

The wooden poles and overhead lines are more accessible for inspection and assessment of its condition. YEI found wooden poles that are old and deteriorated to a point that sudden failure could be imminent. The deep cracks or holes that were noted to be present on the poles can be attributed to its age and extended exposure to the environment/weather or caused by mechanical impact (See Photo 9). Some cross arms on the poles are shifted or broken and are at the brink of failure (See Photo 10).



Photo 9 – Rotten Pole



Photo 10 – Broken Cross Arm

Some risers are installed with fused cutouts before they are connected to overhead lines. However, some risers do not have fused cutouts. A riser without fused cutouts will not be able to localize the overcurrent or fault on the overhead line, to which it is connected (See Photo 11).



A significant portion of the poles and lines that make up the On-site Distribution System are aged and deteriorated that calls for its systematic (overall) replacement. While the day-to-day maintenance and repair of parts of the system may help stabilize and resolve some issues and problems local to the repair, the other parts of the system that have not been maintained or repaired will remain vulnerable and likely have the next problem. Consequently, unscheduled outages or power interruptions will continue to occur. For a power system to be in good overall condition, an aggressive preventive maintenance program is required to minimize outages. For the existing TI power system, an aggressive preventive maintenance program would practically require the repair of most of the major system components and thereby making it more cost effective and practical to enter into a capital project to replace the entire system.

Photo 11 – Direct Connection

As observed above, some cable risers are connected to overhead lines without fused cut outs. Overcurrent or fault on the overhead line would propagate via the cable riser and underground cable system to the vacuum switch connected upstream. The vacuum switch also does not have an overcurrent or fault protection device. The overcurrent and fault will eventually be detected by the protective devices on the feeder breakers (T2, T3, T5, and T6) or main breakers (T1 and T7) of the 12.5-kV Switchgear. Without additional protective devices, large areas on TI and YBI can lose power and consequently, having more area to investigate taking more time for repair crews to isolate and locate, identify and correct the overcurrent or fault, and restore power to customers.

The current operational condition at TI has the 12.5-kV Switchgear out of service and bypassed using the Davis Interrupter. This condition removes the ability to have separate circuits serve TI and YBI loads. Consequently, it also has all the TI and YBI distribution circuits tie into one point at the Davis Interrupter. This removes the ability of the overcurrent or fault protective devices that are installed throughout the distribution system at TI and YBI to contain overcurrent or faults to a particular circuit. Any overcurrent or fault on the electrical distribution system would be detected by the Davis Interrupter protective devices and cause it to trip and shut off power to TI and YBI.

It was also observed that the Davis Interrupter is installed on a large wooden blocks inside Building 3. It is not known how the blocks are anchored to the building slab and foundation. It is also not known if any seismic analysis has been performed to anchor the blocks. The Davis Interrupter is an open piece of equipment and does not offer the same degree of protection to the operator(s) as metal-clad switchgear. These serve as a reminder that the Davis Interrupter was intended as a temporary bypass and is not suitable to be used in this condition for a prolonged period of time.

4.3 BACK-UP DIESEL GENERATORS

To date, there are two SFPUC-owned 2,000-kilowatt (kW) diesel generators in trailer-mounted outdoor enclosures installed outside of Building 3 (See Photo 12). The generators are rated at 480-Volts and connected to step-up 12.5-kV transformers to feed the 12.5-kV system (See Photo 13). These generators were installed after the PG&E San Francisco side submarine cable failure and provide backup power in event of outage from the Port of Oakland Davis Cuthbertson Substation. The generators are manually operated when the generators need to be connected to the 12.5kV system and requires about 2 to 4 hours to perform. The generator bus is currently connected to the Davis Interrupter for distribution. After the 12.5-kV Switchgear is put back into operation, the generator bus would need to go through the Davis Interrupter and the Trayer Switch to connect to the 12.5-kV Switchgear bus for distribution and take even longer time to operate. YEI recommends that a more direct connection between the generator bus and the 12.5-kV Switchgear bus be considered with an automatic transfer scheme to reduce the time to connect and operate the generators.

Since the present maximum demand load at TI is approximately 2MW, the generators can be connected directly to the 12.5-kV system to serve the entire island.



Photo 12 – One of two on-site generators



Photo 13 – 480V/12.5-kV Step-up Transformers

5.0 OUTAGE REVIEW

Forty Eight (48) outage reports covering the period of March 19, 2011 to November 9, 2012 were reviewed by YEI. The outage reports were combined and summarized in a table contained as Attachment 3 of this report. The 48 outage reports cover 51 outages, wherein 14 outages were related to YBI. The remaining 37 outages were directly related to Treasure Island. These outages can be attributed to several causes, such as wildlife intrusion, weather, vandalism, failure of equipment/component that have surpassed its life expectancy, and unplanned protective device actuation.

5.1 LIFE EXPECTANCY

As listed in the outage report summary, some of the outages were caused by the failure of the overhead poles and lines. There were outages caused by broken cross arms, burned jumpers and downed power lines that occurred on clear days. The age of most of the poles is over 70 years old. The life expectancy of utility poles is about 30 to 40 years if they are well maintained though some have lasted longer. The poles at TI are not in good condition as discussed in Section 4.2 and are at the end of or past their life expectancy.

Other items that are at the end of or past their life expectancy are transformers and capacitor banks. It was observed that each time when one of the overhead poles, transformers or capacitor banks failed, the T-1136 tripped and resulted in an outage that affected all of TI. The underground duct bank and cables have exceeded the 30 to 40 years of life expectancy and it is only a matter of time for it to fail and cause more outages.

The 12.5-kV Switchgear at Building 3 is also well over its life expectancy. Even with the retrofit of the Switchgear buses, all the internal control wiring, breakers, switches, terminations, etc. are old and would need to be replaced. The reliability of the switchgear will be determined by its oldest and least reliable part. Overall, major components of the TI infrastructure are past their use life and can be expected to fail and cause outages.

5.2 WILDLIFE INTRUSION

As listed in the outage report summary, four outages were caused by wildlife, i.e. two by Canadian geese and two by seagulls. A dead goose or seagull was found near the overhead line or pole and may have caused the lines to short or fault. For an overhead system in a rural area, this is not that unusual. What is unusual is that in all four cases where a bird or animal caused a fault, the T-1136 of the Davis Interrupter tripped. Under the current bypass configuration, tripping of the T-1136 at the main feeder would cause TI to lose power. This validates the condition that there is no protective device at the vacuum switches and fused cutout at some cable risers. A minor local fault should not trigger a major area fault which is unacceptable in any electrical distribution system.

5.3 WEATHER

The recorded weather related outages were mainly due to branches or debris falling on or affecting the overhead lines causing shorts and tripping T-1136. Tripping of T-1136 is due to no protective devices between T-1136 and location of short as mentioned in 4.2. Since our visit in December, YEI was informed by SFPUC Power Enterprise Utility Field Services that tree branches in proximity of overhead lines were trimmed to reduce physical contact with the lines and the possibility of shorts. Other weather related outage reports indicated possible arcing and flashovers on overhead lines at various places with traces of tracking on the poles observed. The SFPUC Power Enterprise Utility Field Services also indicated that the annual hot-washing of insulators was missed in 2011 due to the unavailability of the power line wash truck. This resulted in the insulators not being washed for almost two years. With the coastal area weather conditions, dew, fog and dirt present at TI and YBI, the potential for arcing and flashovers to occur are increased with dirty insulators that would result in unexplained outages. YEI has been informed by the SFPUC Power Enterprise Utility Field Services that it has performed hot-washing of the overhead insulators in November 2012. Coincidentally, perhaps, the number of unexplained outages and tripping of T-1136 has also been reduced since. To reduce the chances of flashovers, the industry uses type RG insulators with a semi-conductive glaze for use in coastal areas to reduce the buildup of dirt and dust on insulators that can cause arcing and flashovers.

6.0 CONCLUSIONS AND RECOMMENDATIONS

6.1 CONCLUSIONS

The conclusions below mainly cover the on-site distribution system at TI since most of the outage reports are located on TI. Individual loads such as transformers for buildings and residential areas, are not included since this report is focused on the TI distribution system.

6.1.1 12.5-KV SWITCHGEAR RETROFIT

The retrofit of the 12.5-kV Switchgear will not necessarily extend the life expectancy of the switchgear. The switchgear's internal control wiring, breakers, switches, terminations, etc. have not been replaced and are past their useful life. It is only a matter of time before the other components of the switchgear fails and by default require the operation of the system to put the Davis Interrupter back in service using the by-pass configuration.

6.1.2 DAVIS INTERRUPTER

The Davis Interrupter has only one feeder for the entire TI distribution system and does not have the same diversity as the 12.5-kV switchgear, which has three feeders for the TI side. This poses a problem if any fault occurs anywhere on TI as it will result in the entire island to lose power. Overall, the Davis Interrupter in bypass mode is temporary and should not be connected for a prolonged period. Typical electrical construction will only use this type of temporary bypass connection for as short of a period as possible just to allow time for re-establishment of the permanent service.

The installation of the Davis Interrupter appears to be more temporary than permanent. The large wood blocks that support the Davis Interrupter do not appear to be anchored to a solid foundation and can result in the unit to fall or pull on connected cables that would result in a fault and an outage. The Davis Interrupter is open type unit with no enclosure and poses as a safety risk to personnel working in its proximity.

6.1.3 OVERHEAD DISTRIBUTION

Most of the outages were observed to be attributed to the overhead distribution system. Some of the outages were caused by animals and while others were weather related (e.g. branches falling on lines) and can only be avoided if the distribution system were replaced by an underground system. However, broken cross arms, burned jumpers, and downed power lines occurring on clear weather days are systemic of an infrastructure system that is old and failing. Some of the poles, pole mounted transformers and capacitor banks were also observed to be in an advanced state of degradation and would require immediate replacement.

6.1.4 UNDERGROUND DISTRIBUTION

The underground duct bank and cables have exceeded its useful life. Testing the cables would not be useful since the cables have been in service for over 40 years. Cable degradation, sea water intrusion, and faults can be expected with these conditions. The duct bank system was built on an area of fill in a geographic area of known seismic activity, where ground consolidation, subsidence, and over the years are likely to have caused the duct bank structure to crack, break, and be subject to sea water and silt intrusion.

6.1.5 OVERALL

The existing on-site electrical power system is past its useful life. Repairing or replacing damaged and aged equipment (as they occur) will address an immediate problem but not prevent future outages from occurring nor guarantee that the number of outages be minimized. As electrical equipment gets older, problems can be expected to occur more frequently until the cost of repair exceeds the cost of replacement or total failure occurs.

It is anticipated that placing the 12.5-kV Switchgear back in service would limit the extent of an outage to the area that is served by one circuit on TI as opposed to having an outage that affects all of TI and YBI. Regardless, the number and frequency of outages may not be affected.

6.2 RECOMMENDATIONS

6.2.1 LONG TERM

Depending upon the long term development objectives of the TIDA, the electrical distribution system should be upgraded and replaced to meet the development's electric load and reliability requirement. There may be a number of development plans that are being considered and discussed. One version of the TI development plan was documented in the Treasure Island Redevelopment Project Electrical Power Study Final Report in 2006. The report listed the projected future load at TI through 18 phases of development. Ultimately, the TI electrical distribution system will need a renovation/replacement plan. The conceptual cost to implement such a plan to replace the electrical distribution system was estimated to be approximately \$40-Million in 2006 dollars as contained in the 2006 Treasure Island Redevelopment Project Electrical Power Study final report.

6.2.2 SHORT TERM

YEI recommends a complete upgrade of the TI Main Substation. A new 12.5-kV double-ended switchgear should be used with the ability to accept two incoming electric services and have more breakers to connect to feeders directly without going through vacuum switches, such as the Trayer Switch T3/T-1014, Vacuum switches of T-2 at MH-07, T-5 at MH-4 and T-6 at MH-24. Please refer to the Short Term Upgrade – Single Line Diagram in Attachment 4 that shows the provision of relay protection to major feeders at the main substation switchgear level. The long term plan for the electrical distribution system may vary but an upgraded main substation is critical in any case. The Cost for a new switchgear, duct banks and cables is estimated to be approximately \$2.5-Million in 2013 dollars, as shown in the conceptual estimates of SHORT TERM in Attachment 5 of this report.

6.2.3 IMMEDIATE REPAIR/IMPROVEMENT

All the recommendations listed below will help to reduce the number of outages on TI and YBI but may not affect the frequency of outages due to the existing aged condition of the infrastructure that is in need of a major retrofit or replacement.

6.2.3.1 12.5-KV SWITCHGEAR RETROFIT

The refurbished 12.5-kV Switchgear should be placed back in service as soon as possible. If the existing electro-magnetic relays are short of parts, replace the relays

with solid state relay or microprocessor based relays. Breakers should be tested and internal control wiring should be checked.

6.2.3.2 DAVIS INTERRUPTER

An enclosed interrupter should be added to or replace the existing Davis Interrupter. The addition should include a new 4-way switch interrupter fed from the existing Davis Interrupter and distributed to the existing three circuits T-2, T-5 and T-6. The replacement should include a new 5-way switch interrupter fed from the Davis Elbow and distributed to all four existing circuits T-2, T-3, T-5, and T-6. Both addition and replacement will allow the same distribution pattern as the 12.5-kV Switchgear. If a fault occurs then it can be isolated to only one of the three circuits as opposed to all three thereby limiting an outage to about a third (1/3) of TI and not affect the entire island.

Any additional or replacement equipment should have the proper enclosure to provide for worker safety and be structurally and seismically braced and secured onto a solid foundation. The enclosure should be sized, i.e. height and width, to accommodate for the cable bends.

6.2.3.3 OVERHEAD DISTRIBUTION SYSTEM

Field verification and testing should be conducted to determine which poles require immediate replacement. Some of the requirements to determine immediate replacement are safety concerns and poles that are failing and at the point of failure. Another requirement should be the cross arm condition and replaced with RG type insulators if close to the point of failure.

To reduce the potential of overcurrent and faults on the electrical distribution system on TI and YBI from tripping the protective feeder circuits at the 12.5-kV Switchgear or Davis Interrupter, YEI recommends that fuse cutouts be installed on selected poles to provide for better coordination that will not interfere with the loop system.

There are about 285 poles. Recommend to replace a minimum of 40 poles together with at least 80 cross arms complete with hardware and insulators.

6.2.3.4 VACUUM SWITCHES

To reduce outages from tripping the protective feeder circuits at the 12.5-kV Switchgear or Davis Interrupter, fused elbows should be added to individual circuits of selected Vacuum Switches that will not interfere with the loop system. This will require cutting off existing cable termination elbows and replacing with fused elbows for better coordination (See Attachment 6). Recommend to put fused elbows at vacuum switches for a minimum of 22 circuits.

The total cost to implement the items discussed in Sections 7.2.3.3 and 7.2.3.4 is estimated to be approximately \$269,000 (See Attachment 7).

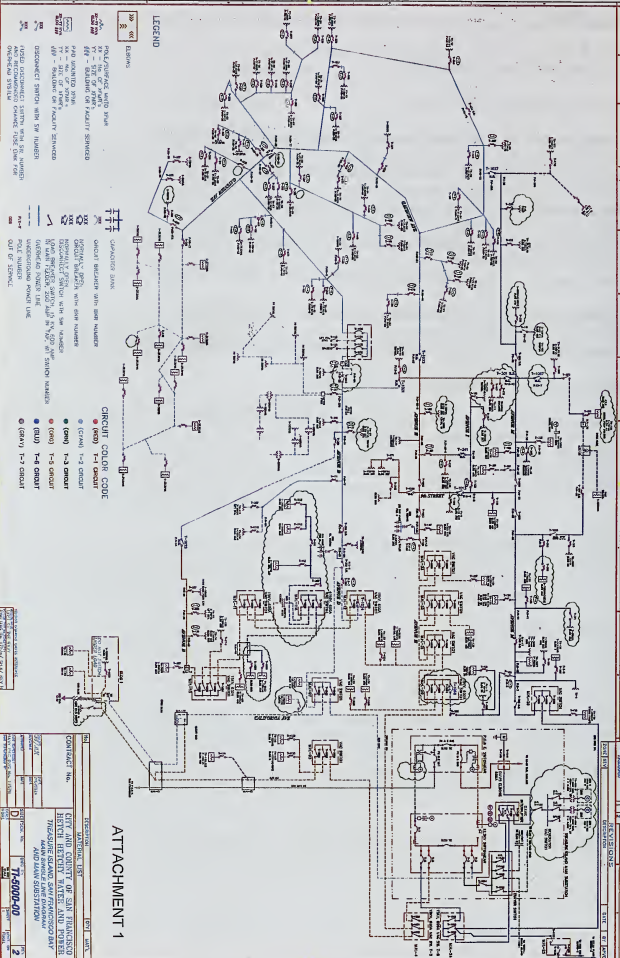
7.0 ATTACHMENTS AND REFERENCES

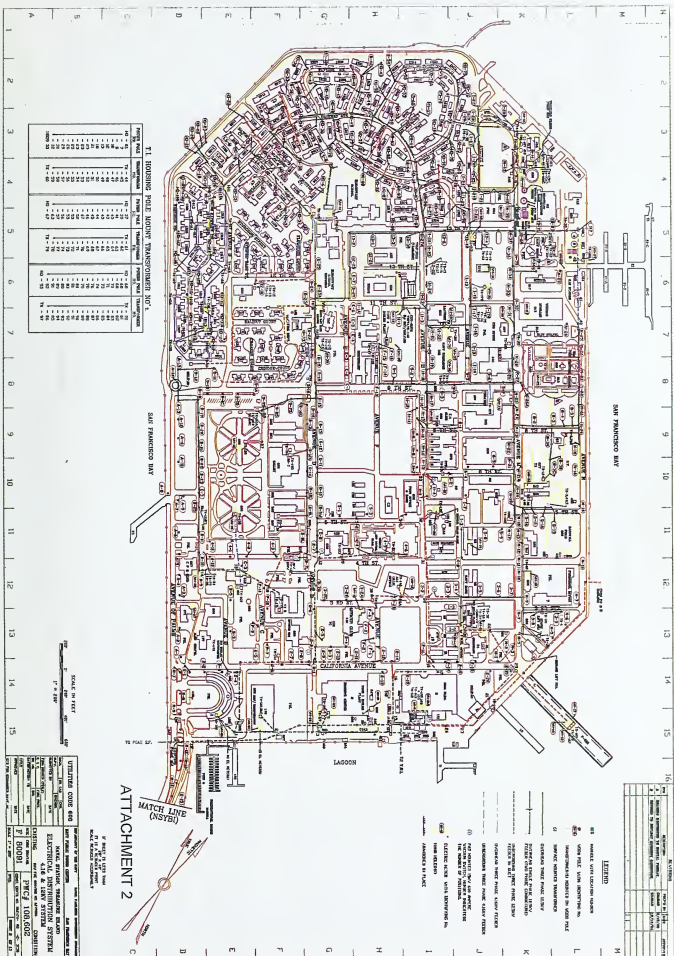
The following attachments are included:

- Attachment 1 - Main Single Line Diagram and Main Substation
- Attachment 2 - Electrical Distribution System, 4.16-kv and 12-kv System
- Attachment 3 - Outage Report Summary Table
- Attachment 4 - Short Term Upgrade – Single Line Diagram
- Attachment 5 - Short Term Upgrade – Conceptual Estimates
- Attachment 6 - 200A Load-Break Fused Elbow Catalog Cut
- Attachment 7 - Immediate Repair/Improvement – Conceptual Estimates

The following documents are referenced but not included:

- Reference 1 - Treasure Island Redevelopment Project Electrical Power Study
Final Report (2006)





ATTACHMENT 3

Outage Report Summary

Item #	Date	Time	WO #	Possible Category Issue	Device						Solition Found	Affected		Condition	Investigation	Action	Animal Related	Weather Related
					Cap. other	Bank	Gen	Pole	TX	T-5	T-6	T-7	T-1136	Y-1027				
1	3/19/11	9:49-2:00 a.m.	72731	Age/ Maintenance				R-18						Yes	No	Pole removed from road. base is bent due to ridding motion by barriers installed on the pole.	No	No
2	3/20/11	1:24-4:30 a.m.	785109	Protective Coordination										No	No	No problems found. T-6 holding at 12.4A	N/A	No
3	5/17/11	9:30 p.m. - 1:29 a.m.	883846	Protective Coordination										No	No	No problems found. Holding at 12.4A	N/A	No
4	5/24/11	7:55-10:00 a.m.	919711	Protective Coordination										No	No	No problems found. T-5 holding at 11A.	N/A	No
5	7/5/11	7:36-10:30 a.m.	984154	Protective Coordination										No	No	Nothing found	N/A	N/A
6	7/13/11	6:43 a.m. - 8:45 p.m.	1013857	Protective Coordination				3-6						Yes	Yes	Pole 3-6 burned cross arm and wires hanging	No	No
7	7/13/11	6:43 a.m. - 8:45 p.m.	1013857	Maintenance/Coordination										Yes	Yes	Transformer bank is bad	No	No
8	7/12/12	9:30 p.m. - 3:00 a.m.	132788	Protective Coordination/Ag e/ Maintenance										Yes	No	Transformer T-140 feeds Units 300 and 301.	No	No
9	1/6/12	6:48-8:24 a.m.	1330021	Protective Coordination										No	No	No problems found.	N/A	N/A
10	1/12/12	9:32 a.m. - 3:20 p.m.	1338581	Protective Coordination										Yes	Yes	No problems found.	N/A	N/A
11	1/12/12	3:32-9:00 p.m.	1345559	Ag e/ Maintenance				13-5						Yes	No	Two hot line clamps were replaced and lines cleaned.	No	N/A
12	1/22/12	6:34-9:30 a.m.	1345585	Maintenance										Yes	No	Emergency generator is not providing power.	No	N/A
13	1/28/12	10:52 a.m. - 5:50 p.m.	1359061	Protective Coordination										Yes	No	Transformer Tap is out of alignment	No	No
14	1/28/12	5:50-7:30 p.m.	1358988	Maintenance/Coordination/Ag e/ Weather										Yes	No	Transformer Tap is out of alignment	No	N/A
15	2/2/12	9:30 p.m. - 3:00 a.m.	132788	Ag e/ Weather										Yes	No	Transformer Tap is out of alignment	No	No

Outage Report Summary

Item #	Date	Time	WO #	Possible Category Issue	Device					Solution Found	Affected		Condition	Investigation	Action	Animal Related	Weather Related
					Cap.	Bank	Gen	Pole	TX	TX-140	TX-140	TX-140	TX-140				
16	2/2/12	3:35-6:00 p.m.	1350651	Maintenance							Yes	No	T-140 found off position at transformer.	Transformer switch was left open	Closed transformer switch	No	No
17	2/15/12	3:00-4:05 p.m.	1389310	Age/ Maintenance							Yes	No	One of Y-132 pots is leaking.	Y-132 oil pots need to be cleaned.	Leaned Y-132 oil pots and re cleaned.	No	No
18	3/2/12	11:45 a.m. - 3:30 p.m.	1424565	Age/ Maintenance				M-42	Y-12		Yes	Yes	Pole M-42 cross arm is broken	Cross for Pole M-42 is broken and need repair	M-42 cross arm repaired	No	No
19	3/3/12	1:08-5:00 a.m.	1429003	Protective Coordination				HO-23			No	No	Y-1027 Tripped	Nothing found	Y-1027 Reset and Closed	N/A	N/A
20	3/25/12	11:30 a.m. - 2:00 p.m.	1456760	Age/ Maintenance				HO-23			Yes	Yes	Pole HO-23 fuse blew freeing	Fuse cutout has corrosion.	Cutout Fixed and Power restored	No	No
21	3/3/12	8:30-11:30 a.m.	1479971	Weather						x	Maybe	Yes	TX-53 Y-1130 Tripped. Windy, tree branches down near power lines.	Branches may have caused outage	TX-1130 Reset & Closed	No	Windy
22	4/3/12	9:52-4:40 a.m.	1481788	Protective Coordination				TX-189			Yes	No	Bad splice found at MH-42, TX-189. Splice is burned.	Splice repaired, Y-1027 Reset and Closed	Splice repaired, Y-1027 Reset and Closed	No	No
23	4/30/12	3:25-7:15 p.m.	1513028	Age/ Maintenance				D-12			Yes	Yes	Pole down on Ave. D. and arcing	Pole D-12 cutouts are giving off sparks on the center phase and has almost burned through.	Pole cutouts have been repaired.	No	No
24	5/1/12	9:30-11:40 a.m.	1535496	Age/ Maintenance				D-33			Yes	Yes	Pole D-33 arcing	Pole D-33 arcing due to dirty insulators on the riser.	D-33 Insulators have been cleaned.	No	No
25	6/29/12	2:39-5:34 a.m.	1598307	Age/ Maintenance				H-15		x	Yes	Yes	Pole H-15 cross arm is broken	Pole H-15 cross arm is broken and repair on pole is made.	T-1136 is opened and repair on pole is made.	No	No
26	7/10/12	7:30 a.m. - 3:00 p.m.	1623253	Vandalism						x	Yes	No	A tenant of building 202 was found cutting the beds and telecommunication.	Repairs have been made	Repairs have been made	No	No
27	7/10/12	3:00-5:00 p.m.	1624416	Age/ Vandalism				TX-192			No	No	Lighting and Comcast repeater have power loss.	Breakers to TX-192 are off.	Breaker is closed	N/A	No
28	7/11/12	12:00-10:45 p.m.	1628721	Protective Coordination						x	Yes	No	Phase C in manhole 39 is grounded	Phase C in manhole 39 is grounded	Cable is repaired, Y-1027 Reset and Closed.	No	No
29	7/15/12	6:00 a.m. - 11:15 a.m.	1628721	Vandalism				TX-192			Yes	No	Y-126 cables are cut on the secondary of TX-192.	Power lost and vandalism at AT&T mobile cell site	Equipment repaired	No	No
30	7/16/12	3:45-5:50 p.m.	1629823	Age/ Maintenance				HO-57			Yes	Yes	HO-57 secondary wire is off	HO-57 secondary wire is off	Repairs have been made	No	No
31	7/20/12	5:00-6:15 p.m.	1630064	Vandalism							Yes	Yes	Units 111, 113, & 115 have no power	Unit 118 disconnects are open, vandalism	Disconnects closed and are now locked	No	No

Outage Report Summary

Item #	Date	Time	WO #	Possible Category Issue	Devices					Solution Found	Affected		Condition	Investigation	Action	Animal Related	Weather Related
					Cip.	Gen	Pole	TX	T-5	T-6	T-7	T-136	Y-1027				
32	7/26/12	11:18-2:21 p.m.	1640875	Protective Coordination/ Maintenance	x		13-4					x	Yes	Pole 13-4 cross arm snapped and shut off power.	Repairs have been made and closed. T-1136 Reset & Closed	No	No
33	7/30/12	8:42-8:52 a.m.	1645778	Protective Coordination/ Maintenance	x							x	Yes	Goose found under the lines at 11th St. and D Ave.	T-1136 Reset & Closed	Yes	No
34	8/10/12	6:13-7:15 a.m.	1655902	Protective Coordination/ Maintenance								x	No	T-1136 Tripped	T-1136 Reset & Closed	N/A	No
35	8/10/12	4:00-6:30 p.m.	1655902	Protective Coordination/ Maintenance	x							x	Yes	T-1136 Tripped. Canadian goose was found under power lines at Ave and 11th	Canadian goose may have caused the outage. Closed	Yes	No
36	8/17/12	12:35-9:00 a.m.	1671504	Protective Coordination/ Maintenance			D-19/T-307					x	Yes	D-19 cross arm found broken.	T-307	Yes	No
37	8/21/12	10:20-11:05 a.m.	1672336	Protective Coordination/ Maintenance			HO-53					x	Yes	Seagull was removed	T-1136 Reset & Closed	Yes	No
38	8/29/12	7:20-8:20 a.m.	1680646	Protective Coordination/ Maintenance								x	No	Nothing Found	T-1136 Reset & Closed	N/A	No
39	9/2/12	5:20-6:36 a.m.	1692925	Protective Coordination/ Maintenance								x	No	Nothing Found	T-1136 Reset & Closed	N/A	No
40	9/4/12	4:20-6:42 a.m.	1692933	Protective Coordination/ Maintenance			M-5 & M-14					x	Yes	Burned Jumpers at Pole M-14 and hot spot on Pole M-5 main conductors.	M-14 Jumper and M-5 have been serviced. Closed	No	No
41	9/13/12	12:35-5:00 a.m.	1708806	Protective Coordination/ Maintenance			M-27					x	Yes	Tried to close and tripped due to palm debris at 9th and W Ave	Debris cleared and T-1136 Reset & Closed	No	Overcast & Foggy
42	9/23/12	4:35-4:50 a.m.	1715153	Protective Coordination/ Maintenance								x	Yes	When reclosing arching can be heard on overhead lines.	Power washed overhead lines. T-1136 Reset & Closed	No	Fog rolling in
43	9/28/12	12:08-4:45 a.m.	1721212	Protective Coordination/ Maintenance	x							x	Yes	Flashed found at 0 and 5th Ave at a capacitor bank. Isolators found dirty and tracking on versus poles	Isolators cleaned and washed on poles. T-1136 Reset & Closed	No	Overcast
44	9/30/12	6:36-11:00 a.m.	1740578	Protective Coordination/ Maintenance								x	No	Nothing Found. Palm holds at 100A. Tressure Island holds at 70A. Yerba Buena Island holds at 30A.	T-1136 Reset & Closed	N/A	Clear
45	10/6/12	6:03-10:45	1746620	Protective Coordination/ Maintenance			HO-41					x	No	Nothing Found other than wire found on overhead pole HO-41	T-1136 Reset & Closed	N/A	Foggy & Clearing

Outage Report Summary

Item #	Date	Time	WO #	Possible Category Issue	Device										Solution Found	Affected		Condition	Investigation	Action	Animal Related	Weather Related
					Cap. Bank	Gen	Pole	TX	T-5	T-6	T-7	T-1136	Y-1027			Treasure	Verba Buena					
46	10/8/12	5:00-6:30 p.m.	1746662	Weather	x										No	Yes	No	Tree limb found on power lines feeding lights on B. Ave.	No problems	Tree limb removed	No	Clear
47	10/12/12	5:12-9:00 p.m.	1748536	Protective Coordination								x			No	Yes	No	T-1136 Tripped	Nothing Found	T-1136 Reset & Closed	N/A	Overcast
48	10/14/12	7:35-11:55 a.m.	1772274	Protective Coordination/Asp/			PWR Like Down					x			Yes	Yes	No	T-1136 Tripped. Power line down at 9th St. and Ave. M.	Power line down at 9th St. and Ave. M. Closed.	Power Line fixed and T-1136 Reset & Closed.	No	Clear
49	10/26/12	11:26 a.m.-1:25 p.m.	1762347	Asp/ Maintenance			HO-27	T-225							Yes	Yes	No	Units 1141 and 1142 out	Outage due to broken conduit in poles HO-27. Transformer on Gate View Ave failed.	Conduit Fixed and Poles Restored	No	Clear
50	11/6/12	7:10-11:15 p.m.	1786057	Asp/ Maintenance				x							Yes	Yes	No	Unit 1129 out	Transformer on Gate View Ave failed.	Transformer on Gate View Ave replaced	No	Clear
51	11/9/12	2:17-4:03 a.m.	1787739	Protective Coordination/Asp/ Maintenance			HO-17	TX #24				x			Yes	Yes	No	T-1136 Tripped, blown fuse found at HO-17 and Storm Station #24 TX	Storm Station needs repairs	Fuses replaced and T-1136 Reset & Closed	No	Clear

- ① PROVIDE (N) 15KV SWITCHGEAR.
- ② RE-USE EXISTING CABLES.
- ③ PROVIDE NEW CABLES AND RE-CONNECT TO (E) FEEDERS. 1-4°C PVC, 3-1/C 500kcmil, CU, EPR 15KV & 1-1/C #1/0 600V GND.



ENGINEER'S ESTIMATE OF PROBABLE COST										Y/EI Engineers	
Project:	Treasure Island Electrical Distribution System Assessment								LL		
	Short Term Upgrade								1/10/2013		
Building, Area:	Electrical								1232		
Estimate Type:	Conceptual										
	Schematic Design										
	Preliminary (w/o plans)										
	Design Development @										
	Construction										
Spec. No.	Item No.	Description	Qty	Units	\$/Unit	Materials Total	\$/Unit	Installation Total	Total		
Electrical	1.0	General Provisions (5%)	1	LS	-	-	-	-	78,965		
	2.0	Mobilization/Demo (5%)	1	LS	-	-	-	-	78,965		
	3.0	Demolition of existing Switchgear	1	LS				20,000			
	4.0	15kV, 1,200Amps, 500MVA Switchgear Line-up (incl. metering, relays and electrical racking device)	1	LS		750,000		50,000			
	5.0	1/C, CU, 500kcmil	8,500	LF	11	91,375	4	29,750			
	6.0	Insulated Ground Wire, 600V, #1/0AWG	2,800	LF	5.15	14,420	1.71	4,788			
	7.0	2X4" PVC duct bank	2,800	LF	80.00	224,000	20	56,000			
	8.0	Package Battery System 125VDC (which includes Batteries, Battery Charger, Battery Racks, Spill Containment System and Battery Monitoring System)	1	LS		70,000		7,000			
SUBTOTAL						1,149,795		167,538			
		Subtotals				1,149,795		167,538	0		
		Location Escalation				1.1		1.2			
		Subtotal with Location Factor				1,236,030		199,705	1,435,735		
		Taxes	@		10.00%	123,603		19,971	143,573		
		Subtotals				1,359,633		219,676	1,737,239		
		Contractor OH&P		20%					347,448		
		Subtotals							2,084,687		
		Contingency	@	20%					416,937		
		Estimated Total							\$ 2,501,625		

ATTACHMENT 6

Issue 12/1/2012

Date:

Page: 1 of 2

File: PSS-168FLRH-W0X

15kV

200A Loadbreak Fused Elbow

w/ Test Point

168FLRH-W0X



168FLR Loadbreak Fused Elbow Connector

Applications:

The Elastimold 168FLR combines the advantages of Full-Range Current-Limiting Fusing with the convenience of 15kV hot stick operable, loadbreak elbow switching. This is the fastest, most cost effective way to improve the distribution system's reliability without adding a separate piece of switchgear or replacing existing sectionalizing cabinets. Simply replace existing 200 Amp loadbreak tap elbows with Elastimold Fused Elbows to protect light duty underground distribution systems including sub-loops, and radial taps. Elastimold Fused Elbows have been designed and tested per applicable portions of IEEE, ANSI, and other industry standards including:

ANSI C37.40 Standard for Current Limiting Fuse Service Conditions
ANSI C37.41 Standard for Current Limiting Fuse Design and Testing
ANSI C37.47 Standard for Current Limiting Fuse Ratings and Specifications
IEEE 386 Standard for Separable Connectors.

Ratings:

Meets IEEE 386, ANSI C37.40, ANSI C37.41, and ANSI C37.47, Latest Revision

15kV Voltage Class
8.3kV Nominal Fuse Voltage
10kV Max Rated Fuse Voltage
50/60 Hz - Frequency
95kV BIL - Impulse Withstand (1.2 x 50 microsecond wave)
34kV AC - One minute withstand
53kV DC - 15 minutes withstand
11kV AC - Corona Extinction @ 3pC sensitivity
50,000 Amp - Symmetrical Interrupting Capability
3-80 Amp - Current Rating

Features:

- Fully sealed and submersible
- Insulates, shields, and eliminates exposed live parts
- Split center section for easy fuse replacement
- Built in voltage test points for quick and convenient blown fuse indication
- Full-range current-limiting fusing with 50kA interrupting capability.
- Hot stick operable 15kV Loadbreak Elbow switching.

ENGINEER'S ESTIMATE OF PROBABLE COST										
Project:		Treasure Island Electrical Distribution System Assessment					Prepared By: LL		1/10/13	
Building, Area:		Immediate Repair/Improvement					Date Prepared:		Proj. No. 1232	
	Electrical									
Estimate Type:	Conceptual			X						
	Schematic Design									
	Preliminary (w/o plans)									
	Design Development @									
	Construction									
Spec. No.	Item No.	Description	Qty	Units	Materials \$/Unit	Materials Total	Installation \$/Unit	Installation Total	Sub-contractor \$/Unit	Sub-contractor Total
Electrical	1.0	General Provisions (5%)	1	LS		-		-		8,481
	2.0	Mobilization/Demo (5%)	1	LS		-		-		8,481
	3.0	Replacement of Wood Poles, 35"	40	Ea.	535	21,400	487	19,480		
	4.0	Replacement of Cross Arms, with hardware and insulators. 6'	80	Ea.	194	15,520	191	15,280		
	5.0	Replace elbow with fused elbow, 200A	66	Ea.	530	34,980	451	29,766		
	6.0									
	7.0									
SUBTOTAL						71,900		64,526		
	Subtotals					71,900		64,526	0	
	Location Escalation					1.1		1.2	0	
	Subtotal with Location Factor					77,293		76,915	0	154,207
	Taxes		@		10.00%	7,729		7,691	0	15,421
	Subtotals					85,022		84,606	0	186,591
	Contractor OH&P			20%						37,318
	Subtotals									223,909
	Contingency		@	20%						44,782
	Estimated Total									\$ 268,691



Order Denying Petition for Writ of Mandate on EIR!

Kate Austin to: Kate Austin

12/17/2012 02:00 PM

Bcc: Asja Steeves

History: This message has been replied to.

Directors:

As you know, the City's approval of the Treasure Island Development Project, together with the project's EIR, had been challenged in a lawsuit from a citizens group headed by Aaron Peskin, a former Board of Supervisor president, and a local environmental advocacy group, Arc Ecology.

Last Friday, San Francisco Superior Court Judge Teri Jackson issued an order denying, in its entirety, the petitioner's "writ of mandate" ruling that the Environmental Impact Report (EIR) that was certified by the City's Planning Commission and Treasure Island Development Authority (TIDA), and approved by the San Francisco Board of Supervisors in 2011, meets all of California Environmental Quality Act (CEQA) standards. The ruling upholds the certification of the EIR and all of the City's project approvals.

The ruling reaffirms more than a decade of work that TIDA and the TI/YBI CAB have done, together with TIDC, Island residents and many community groups, to make this project a model of sustainable urban development. We were confident all along in the adequacy of the City's review of the environmental impacts of the project. The ruling confirms this view. Now we can look forward to starting the work of building San Francisco's newest eco-neighborhood.

This success is due to all of your hard efforts, dedication and leadership in shaping the project and making difficult policy recommendations and decisions. The court's decision is a reflection of the high quality and professionalism you have brought to your role in envisioning, planning and entitling the project. This is a huge milestone for the project that you all own! Thanks on behalf of our project staff and all the City staff that have worked tirelessly to make this happen.

Sincerely,

Michael



CITIZENSORDER-DENIED.pdf

Michael Tymoff
Project Director
Treasure Island Development Project
One South Van Ness Avenue, Fifth Floor
San Francisco, CA 94103

Tel: 415-749-2488

Email: Michael.Tymoff@sfgov.org



ENDORSED
FILED
Superior Court of California
County of San Francisco

DEC 14 2012

CLERK OF THE COURT
By: AUDREY HUIE
Deputy Clerk

SUPERIOR COURT FOR THE STATE OF CALIFORNIA
FOR THE COUNTY OF SAN FRANCISCO

CITIZENS FOR A SUSTAINABLE TREASURE
ISLAND; and DOES 1 – 10,

Petitioner,

v.

CITY AND COUNTY OF SAN FRANCISCO by
and through its BOARD OF SUPERVISORS,
PLANNING COMMISSION, MUNICIPAL
TRANSPORTATION AUTHORITY, PUBLIC
UTILITIES COMMISSION, and the TREASURE
ISLAND DEVELOPMENT AUTHORITY; and
DOES 11 – 20;

Respondents.

TREASURE ISLAND COMMUNITY
DEVELOPMENT, LLC; TREASURE ISLAND
DEVELOPMENT AUTHORITY; and DOES 21 –
50,

Real Parties in Interest.

CASE NO. CPF-11-511452

ORDER DENYING PETITION FOR
WRIT OF MANDATE

Trial Date: June 15, 18, 19, 2012 and
September 10, 2012

Dept.: 503
Honorable Teri L. Jackson

Filing Date of Action:
July 18, 2011

On June 15, 18 and 19, and September 10, 2012, this Petition for Writ of Mandate came on for regular hearing in Department 503 of the above-entitled court, the Honorable Teri L. Jackson presiding. Keith G. Wagner and Kelly A. Franger of Lippe Gaffney Wagner, LLP. appeared as counsel for Petitioner CITIZENS FOR A SUSTAINABLE TREASURE ISLAND ("Petitioner"); Andrea Ruiz-Esquide of the San Francisco City Attorney's Office and Gabriel

1 M.B. Ross of Shute, Mihaly, & Weinberger LLP appeared as counsel for Respondents CITY
2 AND COUNTY OF SAN FRANCISCO, et al. ("Respondents") and Real Party in Interest
3 TREASURE ISLAND DEVELOPMENT AUTHORITY ("TIDA"); and Whitman F. Manley and
4 Howard F. Wilkins III of Remy Moose Manley, LLP, appeared on behalf of Real Party in Interest
5 TREASURE ISLAND COMMUNITY DEVELOPMENT, LLC ("TICD").

6 The Petition challenges the adequacy of the Environmental Impact Report ("EIR")
7 prepared for the Treasure Island/Yerba Buena Island Development Project ("TI/YBI project")
8 certified by the City and County of San Francisco ("City") and TIDA and their approvals of the
9 TI/YBI project in June of 2011. Petitioner also challenges the City's approvals of the Project for
10 violations of the 1997 Treasure Island Conversion Act (AB 699) and the 2004 Treasure Island
11 Public Trust Exchange Act (SB 1873) as amended in 2007 (SB 815) and 2009 (SB 833).
12 Petitioner also alleges the City did not comply with its administrative code in granting these
13 approvals.

14 The court has considered the issues framed by the pleadings, the briefs filed by the parties,
15 the Administrative Record, and the oral arguments of counsel presented at the trial on June 15, 18
16 and 19, and September 10, 2012. For the reasons discussed below, the Court DENIES the
17 Petition for Writ of Mandate.

18 INTRODUCTION

19 In June 2011, the Board of Supervisors ("Board") of the City approved, by a vote of 11-0,
20 the TI/YBI project. The TI/YBI project is a comprehensive plan to redevelop "Naval Station
21 Treasure Island" ("NSTI") – a former naval station located on portions of Treasure and Yerba
22 Buena Islands in the middle of San Francisco Bay. The City's approval of the TI/YBI project is
23 the culmination of more than a decade of planning, study, and community input. The TI/YBI
24 project consists of a new, mixed-use community, including up to 8,000 residential units (with at
25 least 25% designated as affordable units available at below-market prices); commercial and retail
26 space; office space; restoration and reuse of historic buildings on Treasure Island; hotel rooms;
27 public utilities; parks and open space; bike and transit facilities; and a new Ferry Terminal and
28 intermodal Transit Hub. (Administrative Record ["AR"] 15461-15462, 161207, 163110-
163111.) The City also approved plans, policies and agreements spelling out in detail what the
project will be, and how it will be implemented. The approvals include:

- A memorandum of agreement with the Navy regarding the terms of conveying parcels
from the Navy to TIDA (AR 2505-2512, 5821-5881);

- A disposition and development agreement (“DDA”) between TIDA and TICD establishing the terms governing the transfer of parcels from TIDA to TICD (AR 163094 *et seq.*);
- Amendments to the City’s General Plan and zoning code creating a new Area Plan and a “Special Use District,” or “SUD.” The SUD establishes districts throughout the area, identifies permitted uses, and provides detailed standards applicable to development within each district (AR 2430-2485);
- The “Treasure Island and Yerba Buena Island Design for Development,” or “D4D.” The D4D implements the SUD, and provides more specific and detailed standards and guidelines regulating all future development on the islands (AR 166097-166450).
- A development agreement between the City and TICD, together with a Financing Plan (AR 164676-164843);
- A Parks and Open Space Plan (AR 162980-163057);
- A Transportation Implementation Plan (AR 7578-7730);
- A Community Facilities Plan (AR 155171-155205);
- A Sustainability Plan (AR 156797-156927);
- A Habitat Management Plan for Yerba Buena Island (AR 153481-153595);
- A Housing Plan (AR 163296-163450); and
- An amended and restated Base Closure Homeless Assistance Agreement with the Treasure Island Homeless Development Initiative (“TIHDI”) (AR 7166-7399).

RULING

1. Project Versus Program EIR

The Court rules the decision whether to prepare a program or project-level EIR is a matter for the Lead Agency’s discretion. The CEQA Guideline addressing program EIRs states that lead agencies “may” prepare such documents – that is, that agencies have discretion to prepare such documents if they wish. (CEQA Guidelines, § 15168, subd. (a).) “‘May’ identifies a permissive element which is left fully to the discretion of the public agencies involved.” (CEQA Guidelines, § 15005, subd. (c).) Rather than focusing on the particular label, the proper inquiry is whether the EIR provides decisionmakers with sufficient analysis to intelligently consider the environmental consequences of a project. (CEQA Guidelines, § 15151; see also *Dry Creek Citizens Coalition v. County of Tulare* (1999) 70 Cal.App.4th 20, 26 (“*Dry Creek Citizens Coalition*”)) [EIR must be

1 “prepared with a sufficient degree of analysis to provide decisionmakers with information which
2 enables them to make a decision which intelligently takes account of environmental
3 consequences.”.)

4 In this case, the Court finds the EIR provides sufficient analysis to intelligently consider
5 the environmental consequences of a project as described below.

6 The Court further finds that an agency’s obligation to comply with CEQA arises each time
7 the agency exercises its discretion in deciding whether to approve a permit or other discretionary
8 entitlement. (CEQA Guidelines, § 15002.) That obligation exists regardless of whether the
9 project under consideration has undergone previous, project-specific environmental review, or is
10 being carried out under a plan for which the agency has previously certified a program EIR. (See,
11 e.g., *Citizens for a Megaplex-Free Alameda v. City of Alameda* (2007) 149 Cal.App.4th 91
12 [following the city’s initial decision to approve the project, the rules governing supplemental
13 environmental review under Public Resources Code section 21166 applied to the latter approvals
14 implementing the project]; Pub. Resources Code, § 21166.)

15 The City’s authority to perform supplemental review under Public Resources Code
16 section 21166 will not be constrained. Case law establishes that the City retains discretion to
17 perform supplemental review in the event the TI/YBI project, or the circumstances surrounding
18 the project, change in ways that require supplemental review. (Pub. Resources Code, § 21166;
19 CEQA Guidelines, §§ 15162-15164.) If the City decides that a supplemental EIR is required,
20 then that decision will be upheld if it is supported by substantial evidence. (*Eller Media
21 Company v. Community Redevelopment Agency* (2003) 108 Cal.App.4th 25, 39-44 [upholding
22 agency’s decision to prepare supplemental EIR to analyze impacts of proposed billboard despite
23 applicant’s objections]; *Security Environmental Systems, Inc. v. South Coast Air Quality
24 Management Dist.* (1991) 229 Cal.App.3d 110, 124-125 [upholding air district’s decision, over
25 applicant’s objections, to perform supplemental review].) The record shows that the City did not
26 bargain away its discretion to perform supplemental review. (AR 164697 [development
27 agreement].)

28 **2. Project Description**

29 The Court finds the EIR’s project description meets the standards for a project EIR. (See
30 CEQA Guidelines, § 15124.) The Draft EIR states it is a “project EIR” analyzing the proposed
31 development plan. (AR 12409-12410; see also AR 14523 [EIR is a “project EIR” that analyzes
32 all phases of project at build-out], 14537 [EIR focuses on a specific development proposal.] The

1 EIR contains an 84-page chapter entitled “project description”; this chapter includes maps, the
2 project location, the existing character of the site, project features, site plans, project objectives,
3 needed permits, agencies with jurisdiction – in short, all the information required by CEQA. (AR
4 12412-12495; see CEQA Guidelines, § 15124.) The EIR includes a chapter describing the
5 environmental setting (AR 12512-12539), and 18 chapters describing the environmental resources
6 present and analyzing the project’s impact on those resources. (AR 12540-13386.)

7 “The level of specificity of an EIR is determined by the nature of the project and the
8 “rule of reason” [citation], rather than any semantic label accorded to the EIR.’ [Citation.]”
9 (*California Oak Foundation v. Regents of the University of California* (2010) 188 Cal.App.4th
10 227, 271 fn. 25, quoting *Laurel Heights I, supra*, 47 Cal.3d at pp. 392-393, 407; see CEQA
11 Guidelines, § 15146 [specificity in EIR varies depending on nature of project].) The EIR’s
12 project description meets these standards.

13 Court further finds that while CEQA does not require a worst-case analysis, nor does
14 CEQA prohibit an agency from analyzing a worst-case scenario. (See, e.g., *Cherry Valley Pass
15 Acres & Neighbors v. City of Beaumont* (2010) 190 Cal.App.4th 316, 340-347 (“Cherry Valley”)
16 [analysis assumed worst-case water demand and concluded supplies would be adequate; analysis
17 upheld]; *Western Placer Citizens for an Agricultural and Rural Environment v. County of Placer*
18 (2006) 144 Cal.App.4th 890, 908 (“WPCARE v. Placer County”) [water budget focused on
19 maximum demand and concluded supplies would be adequate; analysis upheld].) The EIR
20 prepared for the TI/YBI project reflects a conservative approach. This approach does not violate
21 CEQA.

22 3. Description and Analysis of Zoning

23 The Court finds that the EIR’s description and analysis of zoning complies with CEQA.
24 The EIR describes zoning for the site, including maximum building heights. (AR 15586-15599.)
25 The EIR bases its analysis on the SUD and D4D, which together provide detailed standards and
26 guidelines regarding permitted uses, building heights, mass, bulk, and design. The SUD and D4D
27 also include specifications for the street grid, street angles, street widths, block dimensions,
28 building heights, setbacks, curb cuts, and a host of other issues, all in great detail. (AR 2430-
2485 [zoning], 166097-166450 [D4D].) The EIR’s analysis conservatively assumes the
maximum visual impact that could occur, within the parameters established by the zoning for the
site. The EIR’s chapter on aesthetics includes a detailed description of the project’s setting, and
analyzes the TI/YBI project’s impacts on scenic vistas, including photo simulations from public

1 vantage points. (AR 12540-12554; see also 12544-12547, 12549-12550, 12552-12553; 16876-
2 16878, 16886, 16889, 16904-16905; see AR 16873-16875 [explaining methodology].) This
3 analysis is consistent with CEQA's requirements. (*Clover Valley, supra*, 197 Cal.App.4th at p.
4 244 [analysis of visual impacts properly assumed incorporation of landscaping and design
5 standards].) In particular, although the City's approvals provide some flexibility regarding the
6 precise location and dimension of specific buildings, the SUD and D4D provide sufficient
7 information to allow the City to perform a meaningful, project-specific analysis of the TI/YBI
8 project's visual impacts.

9 The Court finds that the proposals involving more than 10% deviations, or a building over
10 70 feet in height, or more than 25,000 square feet of construction, require a public hearing and are
11 similarly subject to appeal. (AR 2475.) In any event, the 10% principle does not apply to
12 building heights; height limits cannot be exceeded. (AR 2473 [section 249.52, subd. (g)(4)(D)(i)
13 -- "[n]o modifications or variances are permitted for . . . height limits."].) In addition, the EIR's
14 analysis assumes maximum development consistent with zoning standards, and thus overstates
15 actual impacts. (AR 15582-15583, 16795.) The EIR did not need to speculate about
16 development beyond what was actually proposed. (*Save Round Valley Alliance v. County of Inyo*
17 (2007) 157 Cal.App.4th 1437, 1450-1454 ("Save Round Valley").)

18 The Court finds that the EIR recognized that wind and noise impacts depend on the
19 specific placement and design of particular buildings. Indeed, the EIR recommended, and the
20 City adopted, mitigation measures requiring the preparation of noise and wind studies at the time
21 specific buildings are proposed; these mitigation measures included performance standards that
22 must be achieved. (*ibid.*) These mitigation measures meet CEQA's requirements. (*Laurel*
23 *Heights I, supra*, 47 Cal.3d at p. 418 [performance-based measure addressing noise upheld];
24 *Oakland Heritage Alliance, supra*, 195 Cal.App.4th at p. 910 [measure requiring geotechnical
25 studies to confirm code compliance upheld].)

26 **4. Project Level Analysis - Traffic and Public Safety**

27 The Court finds the EIR project description of traffic and public safety that complies with
28 CEQA. Moreover, none of the letters cited by Petitioner provide substantial evidence that the
City failed to comply with CEQA as discussed below.

a. **Caltrans letter.** The EIR addresses the project's impact on Caltrans facilities and
operations. (See, e.g., AR 15902-15907 [construction traffic impacts], 15907-15923 [impacts on
Bay Bridge, ramps and toll plaza].) Caltrans commented on the Draft EIR's traffic analysis. (AR

1 18516-18521.) The City and its consultants prepared responses to Caltrans' comments, shared
2 those responses with Caltrans in draft form, and then finalized and included those responses in the
3 Final EIR. (AR 16969-16972, 16992-17002, 17023-17026, 17029, 17032-17033, 17036-17056,
4 17063-17064, 17081-17086.) The April 20, 2011, Caltrans letter did not suggest the EIR or
5 responses to its comments were inadequate. Caltrans' request for a copy of the project's
6 Transportation Implementation Plan ("TIP") does not suggest the EIR was inadequate or lacked
7 detail. Moreover, the TI/YBI EIR's Project Description includes a 20-page description of the
8 TIP. (AR 15600-15619.) The Transportation Chapter also describes the TIP. (AR 156335-
156459.)

9 **b. SFFD and SFMTA letters.** Treasure Island's street network is designed to
10 increase access to sunlight and views while reducing the wind effects on public spaces. (AR
11 166132-166133 [D4D].) To achieve this goal, the TI/YBI project's proposed street layout
12 features a non-orthogonal grid offering good solar access to streets and open spaces, while
13 protecting them from prevailing westerly winds. The project's street network and layout are
14 shown in Figure II.10 of the EIR. (AR 15606; see also AR 15864; 166220-166260 [D4D].) As the
15 EIR explains, the street network on Treasure Island will consist of three levels of public
16 roadways: major and secondary arterial streets, collector streets, and shared public ways. (AR
17 15604, 15863.) The shared public ways were the result of a multi-year, inter-agency
18 collaborative effort that culminated in a Letter of Agreement between senior staff at TIDA, TICD,
19 SFMTA, the San Francisco Department of Public Works, and the Mayor's Office of Economic
20 and Workforce Development. (AR 135291-135303) The EIR includes cross-sections and
21 descriptions of these streets. (AR 15607-15608.)

22 The memoranda submitted by SFFD and SFMTA, after the City published the EIR
23 provide substantial evidence that the Treasure Island's street grid complies with applicable
24 standards. (AR 160693; 160697.) SFFD's opportunity to review final designs (e.g. stripping,
25 etc.) does not constitute a violation of CEQA. (*Oakland Heritage Alliance, supra*, 195
26 Cal.App.4th at p. 910 [review of geotechnical designs of specific buildings to ensure code
27 compliance]; *Dry Creek Citizens Coalition, supra*, 70 Cal.App.4th at p. 25 [requiring approval of
28 final design of water diversion structure]; See *City of Maywood v. Los Angeles Unified School
Dist.* (2012) 208 Cal.App.4th 362, 405-413 ("*City of Maywood*") [requiring approval of
hazardous materials cleanup by Department of Toxic Substances Control].)

c. Coast Guard letter. The Draft EIR acknowledges the Coast Guard's Vessel

1 Traffic Service ("VTS") regulates ship traffic on San Francisco Bay. (AR 12422, 12721.) The
2 Coast Guard submitted a letter commenting on the EIR stating that buildings on Treasure Island
3 exceeding heights of 300 feet could interfere with the VTS system. (AR 15254.) In response, the
4 City, TIDA, and TICD met with Coast Guard personnel and conducted technical studies to
5 determine the heights above which buildings could affect VTS equipment operations. (AR
6 161116.) The City, TIDA, and TICD agreed to modify the project to require consultation with
7 the Coast Guard to determine whether interference would occur. (AR 16857 [Final EIR]; see also
8 AR 166291 [D4D Policy T4.9.1: consultation with Coast Guard "required" for buildings taller
9 than heights shown on Figure T4.ee].)

10 In its appeal of the decision to certify the EIR, Petitioner argued the City had to recirculate
11 the EIR in light of the VTS issue. (AR 160457, 160460-160461.) As City staff explained in
12 response to the appeal, "[c]onsultation prior to final building design would assure that the Coast
13 Guard operations would not be affected by proposed development on Treasure Island, and
14 therefore no impacts would occur to vessel safety on the Bay." (AR 161143; see also AR
15 161152-161153 [describing consultation process].) The City did not violate CEQA in assuming
16 that the consultation process incorporated into the TI/YBI project would be carried out. (*Village*
17 *Laguna of Laguna Beach, Inc. v. Board of Supervisors* (1982) 134 Cal.App.3d 1022, 1030
18 ("Village Laguna") [in assessing impacts of project, EIR could assume integral project features
19 would be implemented]; *Dry Creek Citizens Coalition, supra*, 70 Cal.App.4th at pp. 33-34 [EIR
20 reasonably assumed project features would function as designed].)

21 Recirculation of an EIR is required under CEQA when a lead agency adds "significant
22 new information" to the EIR after the close of the public comment period but prior to certification
23 of the final EIR. (Public Resources Code, § 21092.1; CEQA Guidelines, § 15088.5.) "New
24 information added to an EIR is not 'significant' unless the EIR is changed in a way that deprives
25 the public of a meaningful opportunity to comment upon a substantial adverse environmental
26 effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible
27 project alternative) that the project's proponents have declined to implement." (CEQA
28 Guidelines, § 15088.5, subd. (a).) Petitioner bears the burden to show no substantial evidence
supports the City's decision not to recirculate the Draft EIR. (*WPCARE v. County of Placer*,
supra, 144 Cal.App.4th at p. 903; *Clover Valley, supra*, 197 Cal.App.4th at p. 223; CEQA
Guidelines, § 15088.5, subd. (e).) The Court concludes that Petitioner has not met its burden.
Petitioner has not shown the Draft EIR was so fundamentally inadequate that meaningful public

comment was precluded. The Coast Guard letter and the Final EIR provide substantial evidence that modifying the TI/YBI project to include the consultation requirement avoids potential impacts to the VTS system. (AR 68757, 161116, 161152-161153, 16857, 35844-35845.)

Petitioner argues the Coast Guard consultation requirement for taller buildings illustrates the lack of project-specific details. The Court disagrees. This argument cannot be squared with the First District Court of Appeal's decision in *Oakland Heritage Alliance*, *supra*, which upheld building-specific review to confirm compliance with seismic building standards. (195 Cal.App.4th at p. 910.) The Coast Guard's review of certain buildings is analogous to the building-specific review upheld in *Oakland Heritage Alliance*. Moreover, the record contains substantial evidence indicating that the Coast Guard's VTS system is compatible with urban development, and that adjustments to that system can be accommodated in a manner that ensures the continued effectiveness of that system, without giving rise to environmental impacts. (AR 68757, 161116, 161152-161153, 16857, 35844-35845.)

5. Analysis of Hazardous Materials

The Court finds the TI/YBI EIR's information on the presence of hazardous materials complies with CEQA. The EIR contains extensive information on the presence of hazardous substances, and describes the historic and ongoing investigation and clean-up process undertaken by the Navy. (AR 16518-16536.) In fact, the EIR includes more information and analysis regarding hazardous materials than the EIR recently upheld in the *City of Maywood* case. (See *City of Maywood*, *supra*, 208 Cal.App.4th at pp. 409-413 [upholding EIR's discussion of hazardous materials where portions of project site had not been investigated and a cleanup plan had not been disclosed or developed].) As in the *City of Maywood*, the EIR describes the Federal, State and local laws and regulations governing this effort, identified the agencies (including Department of Toxic Substances Control) responsible for oversight, and described the standards used to conclude that a site does not pose a significant risk to human health or the environment. (AR 13325-13334, 16511-16516, 16536-16545.) Unlike the *City of Maywood*, however, the entirety of Treasure Island has been investigated (although investigations were still ongoing, the EIR was clear about the status of each site). (AR 16518-16536; *City of Maywood*, *supra*, 208 Cal.App.4th at p. 407 [noting access was not obtained for 27 of the 47 parcels at the site].)

The EIR also explains that the Navy has assumed responsibility for the clean-up. (*Ibid.*) The City reasonably assumed the Navy will, in fact, do what it is legally obliged to do. (*Cadiz Land Co., Inc. v. Rail Cycle* (2000) 83 Cal.App.4th 74, 108-109 [analysis of air quality impacts

1 could assume implementation of State regulations requiring emission reductions.]) The EIR also
2 states that, although no early transfer is planned, under certain circumstances TIDA or TICD
3 could enter into an agreement with the Navy to assume responsibility for remediation of a
4 particular site; in that instance, TIDA or TICD would be subject to the same regulatory oversight
5 as the Navy. Thus, whether an early transfer or lease will occur here is purely speculative.
6 (CEQA Guidelines, § 15145 [EIR need not engage in speculation]; *Towards Responsibility in*
7 *Planning v. City Council* (1988) 200 Cal.App.3d 671, 681 (“*TRIP*”) [EIR did not need to engage
8 in speculation about potential impacts of future facility].) Moreover, because its decision is a
9 matter of discretion, the City would have to consider whether to perform supplemental review
10 before agreeing to the early transfer or lease. (Pub. Resources Code, § 21166.) The EIR also
11 acknowledges the possibility that contamination could be uncovered during construction. The
12 EIR also identifies, and the City adopted, a mitigation measure – M-HZ-1 – to address the
13 impacts that could result. (AR 16549-16560.)

14 The Court further finds that mitigation measures adopted by the City to address hazardous
15 materials comply with CEQA. The EIR acknowledges that, although the Navy is cleaning up the
16 site, hazardous materials present on Treasure Island may nevertheless result in significant
17 environmental impacts. The EIR describes the regulatory standards that must be attained; in
18 particular, oversight by the Department of Toxic Substances Control (“DTSC”) and the Regional
19 Water Quality Control Board (“Regional Board”) ensures that the presence of hazardous
20 materials do not represent a significant risk to human health or the environment. (AR 16515,
21 16536-16545; see AR 16550 [DTSC and Regional Board must approve SGMP].) Each SGMP
22 must be maintained at the construction site and be available to workers. (AR 163289-163291; see
23 AR 166093-166096 [Arcadis report outlining contents of SGMP].) Although Petitioner argues
24 that Mitigation Measure M-HZ-1 is inadequate because it calls for the preparation of a future
25 plan, the CEQA Guidelines specifically recognize that mitigation measures requiring adherence
26 to regulatory requirements or other performance criteria are permitted. (CEQA Guidelines, §
27 15126.4, subd. (a)(1)(B); see also *City of Maywood*, *supra*, 208 Cal.App.4th at p. 409 [“A
28 condition requiring compliance with regulations is a common and reasonable mitigation measure,
and may be proper where it is reasonable to expect compliance.”]; *Oakland Heritage Alliance*,
supra, 195 Cal.App.4th at p. 906 [“when a public agency has evaluated the potentially significant
impacts of a project and has identified measures that will mitigate those impacts, the agency does
not have to commit to any particular mitigation measure in the EIR, as long as it commits to

1 mitigating the significant impacts of the project ... the details of exactly how mitigation will be
2 achieved under the identified measures can be deferred pending completion of a future study”].)

3 The Court reviews the adequacy of these measures under the “substantial evidence”
4 standard of review. (*Oakland Heritage Alliance, supra*, 195 Cal.App.4th at pp. 900, 905 [under
5 substantial evidence test, Court does not substitute its judgment for that of agency with respect to
6 adequacy of adopted mitigation measure]; *CNPS v. City of Rancho Cordova, supra*, 172
7 Cal.App.4th at pp. 625-626 [same].) Under this standard, the City’s mitigation is adequate.
8 (*Oakland Heritage Alliance, supra*, 195 Cal.App.4th at pp. 910-912 [upholding mitigation
9 measure requiring compliance with building codes].)

10 The Court finds that, even if Mitigation Measure M-HZ-1 is reviewed under the “failure to
11 proceed” prong of the standard of review, this measure complies with CEQA because the EIR
12 identifies the regulatory requirements with which the SGMP must comply. (*City of Maywood,*
13 *supra*, 208 Cal.App.4th at p. 409 [upholding mitigation measure requiring compliance with
14 hazardous material regulations]; *Oakland Heritage Alliance, supra*, 195 Cal.App.4th at pp. 910-
15 912 [upholding mitigation measure requiring compliance with building codes to address seismic
16 hazards].)

17 The Court also rules that the Draft EIR contains adequate information about Site 12 and
18 Site 30—their location, hazardous materials found on the site, and the status of the Navy’s
19 investigation and remediation. (AR 16519 [EIR figure showing location of IR sites, including
20 Sites 12 and 30], 16524-16525, 16532-16533; see also 141186-141187, 149321-149322
21 [technical documents referenced in EIR].)

22 Petitioner cites provisions in the DDA anticipating the need for a redesign to move
23 development from Site 12 to Site 24, arguing that because such a redesign is possible, the EIR
24 should have analyzed it. The Court disagrees. Section 6.2 of the DDA describes the
25 understanding of the City, TIDA and TICD regarding the manner in which parcels are expected to
26 become available from the Navy. (AR 163126-163127.) Section 6.2.5, entitled “Redesign
27 Trigger Event,” addresses the possibility that the transfer of Site 12 may be delayed, or its use
28 restricted, so as to preclude development of this area. (AR 163128-163130.) Section 6.2.5(b)
states TICD has the right to submit applications to shift development from Site 12 to Site 24. A
figure shows the location of this site. (AR 163455.)

Under the approved SUD, Site 12 is designated for residential and open-space uses. (AR
15579 [conceptual land-use plan], 163295 [zoning].) Site 24 is zoned as open space. (*Ibid.*)

1 Thus, to accommodate the shift from Site 12 to Site 24, the City would have to amend its zoning
2 map for the site. Such a shift, should it occur, would be a discretionary action requiring
3 supplemental environmental review. (Pub. Resources Code, § 21166.) The DDA acknowledges
4 the need for supplemental review in the event such a rezone is proposed. (AR 163129-163130.)
5 The potential for a redesign based on the presence of hazardous substances at Site 12 is
6 speculative. Neither the DDA nor any other document commits the City to approve a rezone, or
7 constrains the City's supplemental review of the impacts of such a rezone in the event it is
8 proposed. Under such circumstances, the potential for a rezone is speculative and is not part of
9 the project. (*Cedar Fair v. City of Santa Clara* (2011) 194 Cal.App.4th 1150, 1171-1172
10 [language of agreement committed agency to negotiate in good faith regarding proposed project,
11 but did not commit agency to approve it; for this reason, agreement did not require CEQA
12 review]; *Save Round Valley, supra*, 157 Cal.App.4th at p. 1454 [county "acted within its
13 discretion in omitting from the project description the possibility that future lot owners might
14 build second dwelling units."].)

15 With respect to Site 30, the record states this site is approximately 1.5 acres in size. Soil
16 has been excavated and removed, and other soil is capped with concrete. The capped area is
17 approximately 10,000 square feet in size. The cap is the concrete foundation of a building that
18 serves as a day care facility. The Navy has decided to leave the building in place because it poses
19 no significant risk to human health and the environment. This also enables the continued use of
20 the building as a day care facility. (AR 16519, 16532-16533, 141186-141187, 149321-149322
21 [technical documents referenced in EIR], 65522-65858 [Navy Record of Decision].) The
22 ultimate use of Site 30 might require removing this building. After the property is transferred
23 from the Navy, if the transferee chooses to remove the building slab and concrete pad to facilitate
24 future development, the transferee would need to secure DTSC's written approval for removal or
25 waiver of the restriction in the Institutional Controls (or "ICs"). To obtain Navy and regulatory
26 agency approval for removal or waiver of the restriction in the ICs, the transferee will (1) conduct
27 additional investigation to evaluate the risk from any contamination that may be present beneath
28 the building slab and concrete pad and (2) conduct remediation if the risk evaluation indicates that
additional remediation is necessary. (AR 65555; see also AR 65654 [stating future use of site
might require relocation of daycare facility]; AR 16546-16550.) The EIR identified, and the City
approved, Mitigation Measure M-HZ-1 to address these impacts. (AR 163289-163291.) As
noted above, the Court concludes that this measure complies with CEQA. (See *City of Maywood*,

supra, 208 Cal.App.4th at pp. 409-413 [upholding EIR's discussion of hazardous materials where cleanup plan had not been disclosed or developed but was subject to DTSC criteria].)

6. Analysis of Historic Resources

The Court finds that the City did not abuse its discretion in relying on the Page & Turnbull report. “When experts in a subject area dispute the conclusions reached by other experts whose studies were used in drafting the EIR, the EIR need only summarize the main points of disagreement and explain the agency’s reasons for accepting one set of judgments instead of another. [Citations].” (*Association of Irrigated Residents, supra*, 107 Cal.App.4th at p. 1391.) The City did that here, and found Page & Turnbull’s analysis to be more persuasive than Knapp’s. (AR 15826-15827, 68932-68933.) In resolving a dispute among experts, “[it] is not required ‘that the body acting on an EIR correctly solve a dispute among experts.’ All that is required is that in substance the material in the EIR be responsive to the opposition, particularly where opinion and not fact is in issue.” Because substantial evidence supports the EIR’s conclusions, they must be upheld. (*Federation of Hillside & Canyon Associations v. City of Los Angeles* (2000) 83 Cal.App.4th 1252, 1259 [“[c]hallenges to the scope of the analysis, the methodology for studying an impact, and the reliability or accuracy of the data present factual issues, so such challenges must be rejected if substantial evidence supports the agency’s decision as to those matters and the EIR is not clearly inadequate or unsupported.”]; *Cherry Valley, supra*, 190 Cal.App.4th at p. 329 [“We may not, in sum, substitute our judgment for that of the people and their local representatives.”].)

The Court also finds the EIR discussion of the standards governing the reuse of historic Buildings 1 and 3 complies with CEQA. The EIR requires that the rehabilitation and reuse of Buildings 1, 2, and 3 will have to comply with the Secretary's Standards, and that the City's design review process ensures compliance. (AR 68353 [Historic Resource Evaluation], 166309-166311 [D4D].) City staff agreed. (AR 68932.) CEQA authorizes agencies to rely on regulatory standards to assure that impacts are avoided. (*City of Maywood, supra*, 208 Cal.App.4th at p. 409 ["A condition requiring compliance with regulations is a common and reasonable mitigation measure, and may be proper where it is reasonable to expect compliance."]; see also *Oakland Heritage Alliance, supra*, 195 Cal.App.4th at p. 904 [upholding an EIR that relied on relevant codes and ordinances to assure that project impacts were avoided]; *Defend the Bay, supra*, 119 Cal.App.4th at pp. 1275-1276 [reliance on performance criteria in mitigation upheld]; *CNPS v. Rancho Cordova, supra*, 172 Cal.App.4th at pp. 619-625 [same].) Although Petitioner asserts

proposals for the reuse of these buildings would violate the Secretary's Standards, Petitioner does not cite evidence supporting its claim. The City can assume that the project would be built as proposed, and that the features incorporated into the project would operate as designed' (*Village Laguna*, *supra*, 134 Cal.App.3d at p. 1030 [EIR could assume open space plan that was an integral part of project would be implemented]; *Dry Creek Citizens Coalition*, *supra*, 70 Cal.App.4th at pp. 33-34 [EIR could assume project features would function as designed].)

7. Piecemealing and Cumulative Impacts

The Court finds the "waterside" improvements at Clipper Cove are not part of the TI/YBI project for purposes of CEQA, and that the City was not required to include these waterside improvements in its analysis of project-related impacts in the TI/YBI EIR. The Court further finds that the City appropriately considered the Clipper Cove Marina proposal in its analysis of cumulative impacts. (AR 15572.) The EIR is clear that the TI/YBI project is not dependent on any privately proposed waterside expansion at Clipper Cove, and will function well with or without the expansion. (AR 15571-15572.) Therefore, the Court finds the City did not improperly piecemeal the project. (*Communities for a Better Environment v. City of Richmond* (2010) 184 Cal.App.4th 70, 99-101; see also *Citizens for East Shore Parks v. California State Lands Commission* (2011) 202 Cal.App.4th 549, 565 [agency did not segment review by focusing EIR on impacts of renewing lease for marine terminal].)

The Court further finds that while CEQA Guidelines section 15124, subdivision (a), requires that an EIR include a map illustrating the project in its regional setting (AR 15564), as well as its precise boundaries (AR 15570), CEQA does not mandate the precision implied by Petitioner. (See *Sierra Club v. City of Orange*, *supra*, 163 Cal.App.4th at p. 533 [rejecting claim regarding project boundaries shown on figure in EIR].) The EIR explains why Figure II.2 is drawn the way it is, and the explanation makes sense. (AR 12418.)

The Court also finds that the impacts of the Clipper Cove Marina project are adequately discussed and analyzed within the context of the TI/YBI project's cumulative impacts analysis. (See, e.g., AR 12421 [noting traffic generation numbers for Clipper Cove Marina project and that proposal is analyzed in the cumulative project scenario for traffic]; see also AR 15696 [land use], 15746-15747 [aesthetics], 15832 [cultural resources], 16008-16009 [noise], 16069 [air quality], 16156 [shadows], 16191 [wind], 16320, 16328, 16338, 16342, 16348 [public services], 16422-16423 [biological resources], 16507 [hydrology], 16566 [hazards].) In particular, the Court finds that the EIR did not dismiss or disregard traffic contributed by the Clipper Cove Marina proposal

1 as “too small to matter”; rather, the record shows the EIR’s analysis of cumulative traffic impacts
2 included trips associated with the Clipper Cove proposal. (AR 12421.) The evidence cited by
3 Petitioner in support of its argument on this issue consists of the EIR’s discussion of the “Reduced
4 Parking Alternative”; the record makes clear that, in the context of this alternative, reducing
5 parking ratios associated with the proposed marina would not result in a corresponding reduction
6 in traffic. Substantial evidence supports this conclusion. (AR 153242-153244, 153259, 15893.)

7 Finally, the Court finds that the 2005 EIR analyzed a project involving different land-side
8 improvements than those proposed as part of the TI/YBI project. As such, the conclusions in the
9 2005 EIR are not binding on the City’s analysis of the TI/YBI project. The Court also notes that,
10 in any event, the conclusions in the 2005 EIR are consistent with those reached in the TI/YBI
11 project EIR. (E.g., AR 115973, 115766, 115803-115805 [2005 EIR], 16422-16423 [TI/YBI
12 EIR].) Moreover, the TI/YBI EIR includes impacts related to the Clipper Cove project within its
13 analysis of cumulative impacts. (See, e.g., AR 12421, 15696, 15746-15747, 15832, 16008-16009,
14 16069, 16156, 16191, 16320, 16328, 16338, 16342, 16348, 16422-16423, 16507, 16566.)

15 **8. Tidelands Trust Evaluation and Consistency under CEQA**

16 Petitioner argues the EIR’s project description is inadequate because the TI/YBI project
17 has become a “legal impossibility.” Petitioner further claims the EIR fails to disclose and analyze
18 “the impacts of proposed non-trust uses” on portions of Treasure Island subject to the Tidelands
19 Trust in violation of CEQA.

20 The Court finds that the EIR properly analyzes any potential impacts on the areas subject
21 to the Tidelands Trust noting there will be no inconsistencies between the TI/YBI project and the
22 Tidelands Trust because the project is legally required to conform with the Trust. (AR 15665-
23 15668, 1685 [TIDA “has a statutory duty to ensure that uses on Public Trust property are
24 consistent with the Public Trust” and “may not approve any use that it finds to be inconsistent
25 with the trust or otherwise not allowed under the Conversion Act.”].)

26 Petitioner’s assertion the TI/YBI project has become a “legal impossibility” rests on the
27 theory that adoption of a redevelopment plan by TIDA is a “condition precedent” to a statutorily
28 authorized exchange involving lands subject to the Tidelands Trust. The Court disagrees, as
explained below. Moreover, the possibility that a project “might never be built” does not affect
the scope of CEQA review; rather, “[t]he fact that the EIR’s subject project itself might be built,
rather than the fact that it might not be built, creates the need for an EIR.” (*San Franciscans for
Reasonable Growth v. City and County of San Francisco* (1984) 151 Cal.App.3d 61, 75.) The

1 EIR's conclusion that the uses of areas subject to the Tidelands Trust will not impact Tidelands
2 Trust values is therefore supported by evidence in the record, and Petitioner has not pointed to any
3 evidence indicating otherwise. (*Village Laguna, supra*, 134 Cal.App.3d at p. 1030 [in evaluating
4 impacts of project, EIR could assume integral part of project would be implemented].)

5 **9. Tideland Trust – Treasure Island Conversion Act and Exchange Act**

6 The Court finds that this claim is time barred, and that the claim does not relate back to the
7 original filing date. (*Quiroz v. Seventh Ave Center* (2006) 140 Cal.App.4th 1256, 1277.) An
8 amended complaint only relates back if it (1) rests on the same general set of facts, (2) involves
9 the same injury, and (3) refers to the same instrumentality. (*Norgart v. Upjohn Co.* (1999) 21
10 Cal.4th 383, 408-409.) Here, Petitioner's claim that City's approval of the Area Plan and SUD
11 was barred by the Conversion Act and the Exchange Act challenges a different action based on a
12 different set of facts, and gives rise to a different alleged injury. That both actions pertain to the
13 same "project" is irrelevant; "different acts allegedly leading to the same injuries are not part of
14 the same general set of facts even though the two different acts may, in context, have been part of
15 the same 'story.'" (*Lee v. Bank of America* (1994) 27 Cal.App.4th 197, 208 [amended complaint
16 for wrongful termination did not relate back to original complaint for wrongful demotion]; see
17 *Espinosa v. Superior Court* (1988) 202 Cal.App.3d 409 [claims of police brutality and subsequent
18 cover-up were separate incidents, and thus the latter claim did not relate back to former].)
19 Accordingly, the 90-day statute of limitations under section 65009 applies and Petitioner new
20 claims are time-barred.

21 The Court further finds even if new claims were not barred, none of the Tidelands Trust-
22 related powers delegated to TIDA by the Conversion Act and the Exchange Act are conditioned
23 on the exercise of redevelopment powers. The Conversion Act provides: "All of the State of
24 California's right, title and interest, acquired by virtue of its sovereignty, in and to the Trust
25 Property. . . is hereby granted in trust to and vested in [TIDA]." (AR 165693-165694
26 [Conversion Act, § 6(b), emphasis added.) Under section 7, TIDA "shall have complete power to
27 use, conduct, operate, maintain, manage, administer, regulate, improve, lease, and control the
28 Trust Property and do all things necessary in connection therewith which are in conformance with
this act and the [Tidelands Trust]." (AR 165695.) Similarly, the authority granted to TIDA under
the Exchange Act is not conditioned on the exercise of any redevelopment powers by TIDA. The
only conditions on TIDA's authority to enter into an exchange agreement with the State Lands
Commission are set forth in the statute, and involve the parameters of the exchange and the

1 requirement that the Commission establish certain procedures and make certain findings. (AR
2 85507-85510, 165713-165719, 85530-85533 [Exchange Act, §§ 4, 7].)

3 **10. City's Appeal and Certification Procedures**

4 The Court finds the City's interpretation of its own ordinance deserves deference.
5 (*Yamaha Corp. of America v. State Bd. of Equalization* (1998) 19 Cal.4th 1, 12 ("Yamaha");
6 *Stolman v. City of Los Angeles* (2003) 114 Cal.App.4th 916, 928 [zoning administrator's
7 interpretation of city charter and municipal code]; *MHC Operating Limited Partnership v. City of*
8 *San Jose* (2003) 106 Cal.App.4th 204, 219 [hearing officer's interpretation of mobile home rent
9 control ordinance]; *Citizens for Responsible Equitable Environmental Development v. City of San*
10 *Diego* (2010) 184 Cal.App.4th 1032, 1041-1047 [city's interpretation of notice provisions in
11 municipal code].) Here, an application of the *Yamaha* factors indicates that the City's
12 interpretation of Chapter 31 is entitled to deference, since the appeal provisions under Chapter 31
13 are a subject as to which the City has expertise and technical knowledge. (*Yamaha, supra*, 19
14 Cal.4th at p. 12.) The record shows the City has consistently interpreted its appeal procedures
15 (see, e.g., AR 35863-35865), and this interpretation has been given "careful consideration by
16 senior [City] officials...." (*Yamaha, supra*, 19 Cal.4th at p. 13; AR 35865.) The Court also finds
17 that the City's interpretation and application of Chapter 31 is consistent with the plain meaning of
18 the code. First, Chapter 31's prohibition against carrying out or considering approval of a project
19 applies only after an appeal has been filed. Second, even after an appeal is filed, Chapter 31 does
20 not preclude a Board committee from conducting a hearing on the project, where the committee
21 does not carry out or consider approval of the project. (RJN, Exh. B; Rules of Order, Rules 1.4,
22 2.13; see also AR 35741, 35851-35852.)

23 **11. TIDA's Certification of the EIR**

24 The Court finds TIDA is a public agency, as that term is defined in CEQA and in the
25 Conversion Act. (CEQA Guidelines, §§ 15379 [defining "public agency" to include "any state
26 agency ... and any local or regional agency"].) The EIR identified City and TIDA as co-lead
27 agencies for the TI/YBI project. (AR 12495.) The TI/YBI project will be carried out by the City
28 and TIDA, and therefore it was proper for both to act as lead agencies under CEQA. Petitioner
correctly points out that Chapter 31.04 provides that all City agencies and departments constitute
a single "lead agency" under CEQA, except for the SFRA, which constitutes a separate "public
agency" for purposes of the statute. (RJN, Exh. A, §31.04(a).) TIDA's status as a redevelopment
agency under the Conversion Act made it the equivalent to the SFRA under Chapter 31. (AR

1 1685, 85487-85501.) Alternatively, even if TIDA's certification of the EIR were improper, the
2 error was harmless. In certifying the EIR as co-lead agency, TIDA neither supplanted nor
3 constrained the City's decision. TIDA's role provided more opportunity for input, not less. An
4 error in an administrative proceeding requires reversal only if the error resulted in prejudicial
5 abuse of discretion and, in the absence of the error, a different result would have been probable; if
6 the error was harmless, there are no grounds for reversal. (See *Webster v. Trustees of Cal. State*
7 *University* (1993) 19 Cal.App.4th 1456, 1464 [administrative decision will not be vitiated unless
8 the error made it "more probable than not" that the result would have been different]; *Lucas*
9 *Valley Homeowners Assn. v. County of Marin* (1991) 233 Cal.App.3d 130, 147, citing *Steele v.*
10 *Los Angeles County Civil Serv. Com'n* (1958) 166 Cal.App.2d 129, 137; Gov. Code, § 65010,
subd. (b).)

11 **12. Request for Judicial Notice**

12 The City has requested judicial notice of its Administrative Code and Rules of Order. The
13 request is not opposed. The Court grants the request.

14 **THEREFORE, IT IS ORDERED** that the Petition for Writ of Mandate is DENIED.

15 DATED: DEC 14 2012

TERI L. JACKSON

16 THE HONORABLE TERI L. JACKSON
17 Judge of the Superior Court

**Superior Court of California
County of San Francisco**

Citizen for a Sustainable Treasure
Island, et al.,

Petitioner,

vs.

City & County of San Francisco,
et al.,

Respondents.

Treasure Island Community
Development, LLC, et al.

Real Parties.

Case Number: CPF-11-511452

**CERTIFICATE OF MAILING
(CCP 1013a (4))**

I, Audrey Huie, a Deputy Clerk of the Superior Court of the County of San Francisco, certify that I am not a party to the within action.

On December 14, 2012 I served the attached Order Denying Petition for Writ of Mandate by placing a copy thereof in a sealed envelope, addressed as follows:

Keith G. Wagner, Esq.
Kelly Franger, Esq.
LIPPE GAFFNEY WAGNER, LLP
329 Bryant Street, Ste. 3D
San Francisco, CA 94107

Andrea Ruiz-Esquide, Deputy City Attorney
OFFICE OF THE CITY ATTORNEY
City & County of San Francisco
1 Dr. Carlton B. Goodlett Place,
San Francisco, CA 94102-4682

Whitman F. Manley, Esq.
Howard F. Wilkins III, Esq.
REMY, MOOSE & MANLEY, LLP
455 Capitol Mall, Ste. 210
Sacramento, CA 95814

Andrew B. Sabey, Esq.
COX CASTLE NICHOLSON LLP
555 California Street, 10th Fl.
San Francisco, CA 94104-1513

Gabriel M.B. Ross, Esq.
SHUTE MIHALY & WEINBERGER, LLP
396 Hayes Street
San Francisco, CA 94102

and, I then placed the sealed envelopes in the outgoing mail at 400 McAllister Street, San Francisco, CA. 94102 on the date indicated above for collection, attachment of required prepaid postage, and mailing on that date following standard court practices.

Dated: December 14, 2012

Clerk of the Court

By: AUDREY HUIE

Audrey Huie, Deputy Clerk



Notification of Groundwater Sampling Activities

December 11 - 13, 2012



Groundwater Sampling Will Be Conducted in the Housing Area at Former Naval Station Treasure Island

Please be advised that on Tuesday, December 11, 2012 through Thursday, December 13, 2012 the Navy's contractor, Trevet Environmental Consultants will be sampling various monitoring wells in the housing area. The contractor will be working on groundwater monitoring wells in open areas located near the shore line or in public grass areas in the housing complex. Access to private residences will not be required.

Groundwater samples will be collected in evening hours to coordinate with low tides so that the data collected is consistent with historical data collections. Small hand held equipment will be used for taking samples. The work is scheduled as follows:

Tuesday, December 11: 3 p.m. to 7 p.m.

Wednesday, December 12: 8 a.m. to 8 p.m.

Thursday, December 13: 5 p.m. to 8 p.m.

Vehicles used by the contractor will be marked with their company logo.

For More Information

Contact the following Navy representative with project-related questions or concerns:

James B. Sullivan
Navy BRAC PMO
1455 Frazee Road, Ste 900
San Diego, CA 92108
(619) 532-0966
james.b.sullivan2@navy.mil

or

Visit the Navy's web site, which contains historical and current information, including information on becoming a Restoration Advisory Board member. It can be viewed at: www.bracpmo.navy.mil



THE UNIVERSITY OF CHICAGO

LIBRARY



THE UNIVERSITY OF CHICAGO
LIBRARY
1100 EAST 58TH STREET
CHICAGO, ILL. 60637
TEL: 773-936-5000
FAX: 773-936-5001
WWW.CHICAGO.EDU
LIBRARY@CHICAGO.EDU



DEPARTMENT OF THE NAVY
BASE REALIGNMENT AND CLOSURE
PROGRAM MANAGEMENT OFFICE WEST
1455 FRAZEE RD, SUITE 800
SAN DIEGO, CA 92108-4310

5090

Ser BPMOW.ak/0755

DEC 14 2012

Ms. Remedios Sunga
Hazardous Substances Engineer
Brownfields and Environmental Restoration Program -
Berkeley Office
California Department of Toxic Substances Control
700 Heinz Avenue
Berkeley, CA 94710-2737

Dear Ms. Sunga:

SUBJECT: TRANSMITTAL OF THE DRAFT NON-TIME CRITICAL REMOVAL
ACTION WORK PLAN FOR SOLID WASTE DISPOSAL AREA,
RADIOLOGICAL HOT SPOT REMOVAL AND BUILDING DEMOLITION,
INSTALLATION RESTORATION SITE 12, NAVAL STATION
TREASURE ISLAND, SAN FRANCISCO, CALIFORNIA

TRANSMITTAL OF THE DRAFT NON-TIME CRITICAL REMOVAL
ACTION DEMOLITION WORK PROCEDURE FOR BUILDINGS 1121
AND 1323, INSTALLATION RESTORATION SITE 12, NAVAL
STATION TREASURE ISLAND, SAN FRANCISCO, CALIFORNIA

Enclosures (1) and (2) are submitted for your review and comment. The first enclosure is a Non-time Critical Removal Action (NTCRA) Work Plan which presents a summary of past actions at Site 12, discusses regulatory framework, presents removal action objectives, discusses the radiological surveys to be performed, and provides a description of the hot spot excavation process to remove two radiological hot spots identified by the California Department of Public Health Radiologic Health Branch on the northern and southern boundaries of the Solid Waste Disposal Area (SWDA) A/B, IR Site 12, Naval Station Treasure Island. The second enclosure is a Demolition Work Procedure describing demolition procedures for Buildings 1121 and 1323 also located in SWDA A/B. So that the document can be finalized, the Navy requests your concurrence or comments by January 16, 2013. These two documents are part of the ongoing SWDA A/B NTCRA.

5090

Ser BPMOW.ak/0755

DEC 14 2012

Thank you for your continued support of this program. Should you have any questions or need additional information, please contact Mr. Anthony Konzen, Project Manager at (619) 532-0924 or Mr. David Clark, Lead Project Manager, at (619) 532-0973.

Sincerely,



JAMES B. SULLIVAN

BRAC Environmental Coordinator

By direction of the Director

- Enclosures:
1. Draft Non-Time Critical Removal Action Work Plan for Solid Waste Disposal Area, Radiological Hot Spot Removal and Building Demolition, Installation Restoration Site 12, Naval Station Treasure Island, San Francisco, California
 2. Draft Non-Time Critical Removal Action Demolition Work Procedure for Buildings 1121 and 1323, Installation Restoration Site 12, Naval Station Treasure Island, San Francisco, California

5090
Ser BPMOW.ak/0755
DEC 14 2012

Distribution:

Ms. Remedios Sunga, California Department of Toxic Substances
Control (hard and cd copy)
Mr. Larry Morgan, California Department of Public Health,
Environmental Management Branch (hard and cd copy)
Ms. Myriam Zech, Regional Water Quality Control Board (
hard and cd copy)
Mr. David Stensby, U.S. Environmental Protection Agency, Region IX
(hard and cd copy)
Mr. Zachary Edwards, Navy Radiological Affairs Support Office
(hard and cd copy)
Mr. Izzat Amadea, ROICC, San Francisco Bay Area (cd copy only)
Ms. Mirian Saez, Treasure Island Development Authority
(cd copy only)
Mr. Michael Tymoff, Office of Economic and Workforce Development
(cd copy only)
Mr. William Carson, Terraphase Engineering, Inc. (cd copy only)
Mr. Scott Warner, AMEC Geomatrix Inc. (hard and cd copy)
Ms. Jessica O'Sullivan, Tetra Tech EM Inc. (hard and cd copy)

Community RAB Members:

Mr. Nathan Brennan (cd copy only)
Ms. Dale Smith (hard and cd copy)
Ms. Alice Pilram (cd copy only)
Ms. Martha Walters, Arc Ecology (cd copy only)
Mr. Ryan Martin (cd copy only)



San Francisco Water

Services of the San Francisco Public Utilities Commission

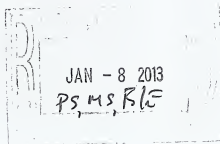
1657 Rollins Road
Burlingame, CA 94010
T 650-652-3100
F 650-652-3142

January 4, 2013

Peter Summerville
Treasure Island Development Authority
One Avenue of the Palms, 2nd Floor
San Francisco, CA 94130

Re: Test Results
Treasure Island

Dear: Mr. Summerville



On November 27th 2012 our water quality technician collected water samples for laboratory analysis at 10 monitoring locations on Treasure & Yerba Buena Island. Bacteriological analysis using the colisure method indicated the samples were found to be negative/absent for coliform bacteria, chemistry and metal results were within the acceptable range. These results indicate that the water supplied to your facility meets the United States Environmental Protection Agency standards for drinking water quality.

The detailed result for bacteriological, chemical & metals analyses of
your water samples are contained in the attached sheets

If you have any questions or concerns, please feel free to call me at
(650) 652-3132

Cordially

Kenneth Payne
Chief Water Quality Inspector
Water Quality Division
1657 Rollins Rd. Burlingame CA 94010
650-652-3132 Desk
650-652-3142 Fax

CC: Andre DeGraca,
WQD Reading File.

Edwin M. Lee
Mayor

Art Torres
President

Vince Courtney
Vice President

Anna Moller Caen
Commissioner

Francesca Victor
Commissioner

Anson Moran
Commissioner

Hartan L. Kelly, Jr.
General Manager



Sample_ID	Sample_Date	Analyte_Name	Qualifier	Value	Units	Location_Comments
FIELD	27-Nov-12	Cl2 Residual, total		1.52	MG/L	
FIELD	27-Nov-12	Temperature (°F)		61	°F	
1211266571	27-Nov-12	Escherichia coli	A		NONE	TI #01
1211266571	27-Nov-12	Total Coliform	A		NONE	TI #01
1211266640	27-Nov-12	Sulfate		4.87	MG/L	TI #01
1211266572	27-Nov-12	Color		9	CU	TI #01
1211266572	27-Nov-12	Fluoride		0.99	MG/L	TI #01
1211266634	27-Nov-12	Total Dissolved Solids		52	MG/L	TI #01
1211266635	27-Nov-12	Aluminum, Al		31.0875	UG/L	TI #01
1211266635	27-Nov-12	Copper, Cu		1.9288	UG/L	TI #01
1211266635	27-Nov-12	Lead, Pb	<		1 UG/L	TI #01

Sample_ID	Sample_Date	Analyte_Name	Qualifier	Value	Units	Location_Comments
FIELD	27-Nov-12	Cl2 Residual, total		1.32	MG/L	
FIELD	27-Nov-12	Temperature (°F)		60	°F	
1211266582	27-Nov-12	Escherichia coli	A	NONE		TI #02
1211266582	27-Nov-12	Total Coliform	A	NONE		TI #02
1211266654	27-Nov-12	Sulfate		4.86	MG/L	TI #02
1211266583	27-Nov-12	Total Dissolved Solids		54	MG/L	TI #02
1211266655	27-Nov-12	Color		7	CU	TI #02
1211266655	27-Nov-12	Fluoride		0.99	MG/L	TI #02
1211266653	27-Nov-12	Aluminum, Al		30.95	UG/L	TI #02
1211266653	27-Nov-12	Copper, Cu		2.19	UG/L	TI #02
1211266653	27-Nov-12	Lead, Pb	<	1	UG/L	TI #02

Sample_ID	Sample_Date	Analyte_Name	Qualifier	Value	Units	Location_Comments
FIELD	27-Nov-12	Cl2 Residual, total		1.68	MG/L	
FIELD	27-Nov-12	Temperature (°F)		60	°F	
1211266584	27-Nov-12	Escherichia coli	A		NONE	TI #03
1211266584	27-Nov-12	Total Coliform	A		NONE	TI #03
1211266665	27-Nov-12	Sulfate		5	MG/L	TI #03
1211266585	27-Nov-12	Color		8	CU	TI #03
1211266585	27-Nov-12	Fluoride		1.03	MG/L	TI #03
1211266664	27-Nov-12	Total Dissolved Solids		50	MG/L	TI #03
1211266666	27-Nov-12	Aluminum, Al		32.475	UG/L	TI #03
1211266666	27-Nov-12	Copper, Cu		1.805	UG/L	TI #03
1211266666	27-Nov-12	Lead, Pb	<	1	UG/L	TI #03

Sample_ID	Sample_Date	Analyte_Name	Qualifier	Value	Units	Location_Comments
FIELD	27-Nov-12	Cl2 Residual, total		1.51	MG/L	
FIELD	27-Nov-12	Temperature (°F)		60	°F	
1211266586	27-Nov-12	Escherichia coli	A		NONE	TI #04
1211266586	27-Nov-12	Total Coliform	A		NONE	TI #04
1211266676	27-Nov-12	Sulfate		4.95	MG/L	TI #04
1211266587	27-Nov-12	Color		8	CU	TI #04
1211266587	27-Nov-12	Fluoride		0.99	MG/L	TI #04
1211266675	27-Nov-12	Total Dissolved Solids		113	MG/L	TI #04
1211266677	27-Nov-12	Aluminum, Al		32.95	UG/L	TI #04
1211266677	27-Nov-12	Copper, Cu		1.7975	UG/L	TI #04
1211266677	27-Nov-12	Lead, Pb	<		1 UG/L	TI #04

Sample_ID	Sample_Date	Analyte_Name	Qualifier	Value	Units	Location_Comments
FIELD	27-Nov-12	Cl2 Residual, total		1.9	MG/L	
FIELD	27-Nov-12	Temperature (°F)		59	°F	
1211266588	27-Nov-12	Escherichia coli	A		NONE	TI #05
1211266588	27-Nov-12	Total Coliform	A		NONE	TI #05
1211266679	27-Nov-12	Sulfate		5	MG/L	TI #05
1211266589	27-Nov-12	Color		9	CU	TI #05
1211266589	27-Nov-12	Fluoride		0.99	MG/L	TI #05
1211266678	27-Nov-12	Total Dissolved Solids		50	MG/L	TI #05
1211266680	27-Nov-12	Aluminum, Al		33.4625	UG/L	TI #05
1211266680	27-Nov-12	Copper, Cu		2.2563	UG/L	TI #05
1211266680	27-Nov-12	Lead, Pb	<	1	UG/L	TI #05

Sample_ID	Sample_Date	Analyte_Name	Qualifier	Value	Units	Location_Comments
FIELD	27-Nov-12	Cl2 Residual, total			2.06 MG/L	
FIELD	27-Nov-12	Temperature (°F)			58 °F	
1211266590	27-Nov-12	Escherichia coli	A		NONE	TI #06
1211266590	27-Nov-12	Total Coliform	A		NONE	TI #06
1211266682	27-Nov-12	Sulfate		4.91	MG/L	TI #06
1211266591	27-Nov-12	Color		9	CU	TI #06
1211266591	27-Nov-12	Fluoride		0.98	MG/L	TI #06
1211266681	27-Nov-12	Total Dissolved Solids		46	MG/L	TI #06
1211266683	27-Nov-12	Aluminum, Al		33.9875	UG/L	TI #06
1211266683	27-Nov-12	Copper, Cu		1.8513	UG/L	TI #06
1211266683	27-Nov-12	Lead, Pb	<		1 UG/L	TI #06

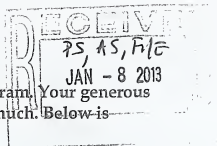
Sample_ID	Sample_Date	Analyte_Name	Qualifier	Value	Units	Location_Comments
FIELD	27-Nov-12	Cl2 Residual, total		1.71	MG/L	
FIELD	27-Nov-12	Temperature (°F)		57	°F	
1211266594	27-Nov-12	Escherichia coli	A		NONE	TI #09
1211266594	27-Nov-12	Total Coliform	A		NONE	TI #09
1211266688	27-Nov-12	Sulfate		5	MG/L	TI #09
1211266595	27-Nov-12	Color		21	CU	TI #09
1211266595	27-Nov-12	Fluoride		1.02	MG/L	TI #09
1211266689	27-Nov-12	Total Dissolved Solids		27	MG/L	TI #09
1211266687	27-Nov-12	Aluminum, Al		44.075	UG/L	TI #09
1211266687	27-Nov-12	Copper, Cu		4.1288	UG/L	TI #09
1211266687	27-Nov-12	Lead, Pb		1.2588	UG/L	TI #09

Sample_ID	Sample_Date	Analyte_Name	Qualifier	Value	Units	Location_Comments
FIELD	27-Nov-12	Cl2 Residual, total		1.54	MG/L	
FIELD	27-Nov-12	Temperature (°F)		59	°F	
1211266597	27-Nov-12	Escherichia coli	A		NONE	TI #10
1211266597	27-Nov-12	Total Coliform	A		NONE	TI #10
1211266691	27-Nov-12	Sulfate		4.96	MG/L	TI #10
1211266598	27-Nov-12	Color		11	CU	TI #10
1211266598	27-Nov-12	Fluoride		0.98	MG/L	TI #10
1211266692	27-Nov-12	Total Dissolved Solids		50	MG/L	TI #10
1211266690	27-Nov-12	Aluminum, Al		33.375	UG/L	TI #10
1211266690	27-Nov-12	Copper, Cu		3.6075	UG/L	TI #10
1211266690	27-Nov-12	Lead, Pb	<	1	UG/L	TI #10

Sample_ID	Sample_Date	QA_Type	Analyte_Name	Qualifier	Value	Units	Location_Comments
FIELD	27-Nov-12	FIELD	Cl2 Residual, total		2.14	MG/L	
FIELD	27-Nov-12	FIELD	Temperature (°F)		59	°F	
1211266599	27-Nov-12	SAMPLE	Escherichia coli	A		NONE	TL_TK_2.0
1211266599	27-Nov-12	SAMPLE	Total Coliform	A		NONE	TL_TK_2.0
1211266706	27-Nov-12	SAMPLE	Sulfate		4.96	MG/L	TL_TK_2.0
1211266600	27-Nov-12	SAMPLE	Color		10	CU	TL_TK_2.0
1211266600	27-Nov-12	SAMPLE	Fluoride		0.98	MG/L	TL_TK_2.0
1211266707	27-Nov-12	SAMPLE	Total Dissolved Solids		35	MG/L	TL_TK_2.0
1211266705	27-Nov-12	SAMPLE	Aluminum, Al		34.5	UG/L	TL_TK_2.0
1211266705	27-Nov-12	SAMPLE	Copper, Cu		2.0888	UG/L	TL_TK_2.0
1211266705	27-Nov-12	SAMPLE	Lead, Pb	<	1	UG/L	TL_TK_2.0

Happy New Year!

Thank you for supporting the San Francisco Firefighters Toy Program. Your generous donation will make San Francisco Children smile! Thank you so much. Below is information about our program.



The San Francisco Firefighters Toy Program believes that no child should be without a toy during the holiday season. In time of loss due to fire, our firefighters are the ones who see first-hand, the devastation when a child is left without a favorite toy. Donations of toys are graciously accepted throughout the year at any San Francisco firehouse. Your donation helps us purchase Books, Dolls, Games, and Balls.

Our program is run strictly on donations to ensure that proceeds go to the children at Christmas time. Monetary and toy donations are tax deductible. The San Francisco Firefighters Toy Program is a non-profit 501C3 organization.

The San Francisco Firefighter's Toy Program is the cities largest and the nation's oldest program of its kind. Since 1949, it has evolved from a few firefighters repairing broken toys and bikes for 15 families to, in 2011, 300 firefighters and friends volunteering their time to distribute over 200,000 toys to more than 40,000 disadvantaged children. Besides helping individual families in need, the Toy Program serves many community organizations, including shelters for abused women and children, inner-city schools, children's cancer wards, and pediatric AIDS units. We also respond on a year round basis to displaced children who become victims of fires, floods and other such disasters.



For more information, or Tax ID 94-2598851
With gratitude and smiles,

Sally Casazza/Toy Chairperson

Dee Dee Jacobs SF Firefighters Toy Program/Barrel Coordinator

1139 Mission St SF CA 94103 (415) 777-0440

January 24, 2013

Ms. Remedios Sunga
California Department of Toxic Substances Control
Brownfields and Environmental Restoration Program
Berkeley Office
700 Heinz Avenue
Berkeley, CA 94710-2737

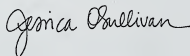
**Subject: Historical Sanitary and Storm Sewer System Maps
Naval Station Treasure Island, San Francisco, California**

Dear Ms. Sunga:

On behalf of the Navy, enclosed is a CD with historical sanitary and storm sewer system maps for Naval Station Treasure Island, San Francisco, California. The CD is being provided as the follow-up to action item #3 from the November 29, 2012, meeting at DTSC.

If you have any questions, please contact the Navy Lead Remedial Project Manager, Dave Clark, at (619) 532-0973.

Sincerely,



Jessica O'Sullivan
Project Manager

Enclosure: CD containing historical sanitary and storm sewer system maps

cc: Dave Clark, Navy BRAC PMO
Keith Forman, Navy BRAC PMO
Zach Edwards, Navy RASO
Larry Morgan, California Department of Public Health (CDPH)
Steve Woods, CDPH
Myriam Zech, San Francisco Bay Regional Water Quality Control Board
David Stensby, U.S. Environmental Protection Agency
Mirian Saez, Treasure Island Development Authority (TIDA)
Michael Tymoff, TIDA
Scott Warner, AMEC
William Carson, Terraphase Engineering
Carolyn Jones, San Francisco Public Utilities Commission

JAN 28 2013
MS AS PS, R/C
RR

Port of San Francisco
Pier 1, San Francisco, CA 94111
Tel 415-274-0405 Fax 415-274-0412
Monique.moyer@sfport.com

FEB 1 2013
NS, AS, FIC



January 30, 2013

"Where the City meets the Bay"

Mirian Saez, Director of Island Operations
Treasure Island
One Avenue of the Palms
San Francisco, CA 94130

Dear Mirian,

The Port of San Francisco is extremely proud to announce the upcoming celebration of its 150th Anniversary on **April 24, 2013**. On this day in 1863, the Port was established with the creation of the State Harbor Commission which oversaw the development of the Port by bringing under control the chaos of private wharf building and building the Seawall that established the waterfront boundary.

Beginning in April and throughout the remainder of 2013, we plan to have events and activities on the waterfront and throughout the City, that highlight the Port's rich maritime and cultural history and showcase the vibrant "people port" that we've become today. We also are using the Port's 150th birthday as an opportunity to remind the public of who we are, what we do, how we intersect with their everyday life and the many public benefits available at the Port.

As the keepers of our City's history and treasures, I am writing to ask for your support and participation as we prepare to celebrate the Port's big birthday. We would like our sister departments to join us as participants/partners in creating historic exhibits and planning celebrations that will help educate the public about the Port and our role with each City department.

For example, the Port has partnered with MTA (which celebrated MUNI's 100th Anniversary in 2012) to produce an exhibit of historic and modern photographs of the Port and MUNI showing images of transportation by land and sea. This 25-foot long photo exhibit was unveiled at the Ferry Building in April 2012, and was on display at City Hall during May 2012.

Your Department also may have artifacts or interesting historical photographs of the Port that could be used as part of a public exhibit or event. We are asking each of the City Departments to search their archives for items of interest that may have a connection to the Port.

We would be delighted to have your department's participation in our planning efforts as we countdown to 150 years. Some of the celebratory activities will include:

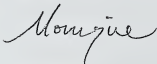
- Gala Event – Wednesday, April 24, 2013 at the historic Ferry Building
- Maritime Day – Sunday, April 28, 2013 a daylong event of activities on the waterfront
- Museum Exhibits

- Lectures
- Boat Tours
- Film Festival
- Interpretive displays

If your department is interested in participating, please assign a representative to contact Renée Martin, Public Relations Manager at Renee.martin@sfport.com or 415/274-0488.

I hope that you will join us in celebrating the Port's sesquicentennial birthday!

Sincerely Yours,



Monique Moyer
Executive Director
Port of San Francisco



DEPARTMENT OF THE NAVY
BASE REALIGNMENT AND CLOSURE
PROGRAM MANAGEMENT OFFICE WEST
1455 FRAZEE RD, SUITE 900
SAN DIEGO, CA 92108-4310

11011

Ser BPMOW.eal/0039

JAN 28 2013

Mirian Saez
Director of Island Operations
Treasure Island Development Authority
One Avenue of the Palms
Bldg One, 2nd Floor, Treasure Island
San Francisco, CA 94130

FEB - 7 2013
MS, RB, F/E

Dear Ms. Saez,

As was discussed on January 16, 2013, a fee of One Thousand Two Hundred and Fifty (\$1250.00) dollars will be levied for the issuance of all new licenses at the former Naval Station Treasure Island.

We do understand that this fee may require additional effort by your office and ask that sufficient time be scheduled to allow the submission of the fee before execution of the license.

If you have any further questions, please call me at 619-532-0788.

Sincerely,

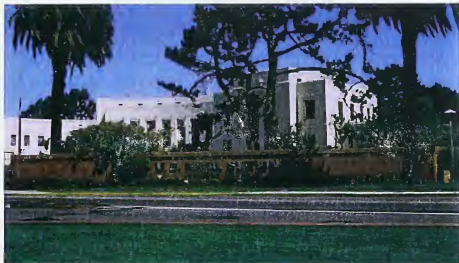
A handwritten signature in cursive script, reading "Elizabeth A. Larson", is written over the typed name.

ELIZABETH A. LARSON
Real Estate Contracting Officer



Advisory Notice

TREASURE ISLAND DEVELOPMENT AUTHORITY



For your information, SFPD will be providing intermittent traffic control due to film production at various points of Avenue of the Palms and Treasure Island Road between 7:00AM and 5:00PM on Friday December 14, 2012. At no time will Avenue of the Palms be closed, and Muni 108 service will not be interrupted.

For more information, please contact Jack Nathanson, (415) 274-0688.

TREASURE ISLAND
DEVELOPMENT
AUTHORITY

Administration Building
One Avenue of the Palms
San Francisco, CA 94130

Phone: 415-274-0660
Fax: 415-274-0299
E-mail: TIDA@sfgov.org

If you wish to receive notices and community information electronically, please e-mail jack.nathanson@sfgov.org

Mirian Saez,
Director of Island
Operations



Advisory Notice

TREASURE ISLAND DEVELOPMENT AUTHORITY



For your information, the film shoot scheduled at 13th Street and Hutchins Court on Saturday, December 15, 2012 from 9:00AM-6:00PM has been switched to Sunday, December 16. We anticipate no disruption of any kind as there will be no amplification, music or playback of any kind during this shoot.

For more information, please contact Jack Nathanson, (415) 274-0688.

TREASURE ISLAND
DEVELOPMENT
AUTHORITY

Administration Building
One Avenue of the Palms
San Francisco, CA 94130

Phone: 415-274-0660
Fax: 415-274-0299
E-mail: TIDA@sfgov.org

If you wish to receive notices and community information electronically, please e-mail jack.nathanson@sfgov.org

Mirian Saez,
Director of Island
Operations



Advisory Notice

TREASURE ISLAND DEVELOPMENT AUTHORITY



For your information, SFPD will be providing intermittent traffic control due to film production at various points of Avenue of the Palms 7:00AM and 5:00PM on Friday January 18, 2013. At no time will Avenue of the Palms be closed, and Muni 108 service will not be interrupted.

For more information, please contact Jack Nathanson, (415) 274-0688.

TREASURE ISLAND
DEVELOPMENT
AUTHORITY

Administration Building
One Avenue of the Palms
San Francisco, CA 94130

Phone: 415-274-0660
Fax: 415-274-0299
E-mail: TIDA@sfgov.org

If you wish to receive notices and community information electronically, please e-mail jack.nathanson@sfgov.org

Mirian Saez,
Director of Island
Operations



Advisory Notice

TREASURE ISLAND DEVELOPMENT AUTHORITY



Avenue H will be closed between California Avenue and 3rd Street from **3:00PM Friday January 18, 2013 until 7:00PM Saturday January 19, 2013** in support of a tournament at the athletic fields on California Avenue. Local traffic will be able to avoid the closure by traveling Avenue of the Palms North or South, or by using Avenue F and 3rd around the closure.

TREASURE ISLAND
DEVELOPMENT
AUTHORITY

Administration Building
One Avenue of the Palms
San Francisco, CA 94130

Phone: 415-274-0660
Fax: 415-274-0299
E-mail: TIDA@sfgov.org

If you wish to receive notices and community information electronically, please e-mail Jack.Nathanson@sfgov.org.

Mirian Saez,
Director of Island
Operations

For more information, please contact Jack Nathanson, (415) 274-0688.



Advisory Notice

TREASURE ISLAND DEVELOPMENT AUTHORITY



For your information, SFPD will be providing intermittent traffic control due to film production on Avenue of the Palms between 4:00AM and 9:00AM on Saturday February 9, 2013. We anticipate no interruption to Muni 108 service.

For more information, please contact Jack Nathanson, (415) 274-0688.



TREASURE ISLAND
DEVELOPMENT
AUTHORITY

Administration Building
One Avenue of the Palms
San Francisco, CA 94130

Phone: 415-274-0660
Fax: 415-274-0299
E-mail: TIDA@sfgov.org

If you wish to receive notices
and community information
electronically, please e-mail
jack.nathanson@sfgov.org

Mirian Saez,
Director of Island
Operations

THE UNIVERSITY OF CHICAGO



THE UNIVERSITY OF CHICAGO
LIBRARY
1000 S. MICHIGAN AVE.
CHICAGO, ILL. 60607
TEL. 773-936-5000
FAX 773-936-5001
WWW.CHICAGO.EDU

Naval Station Treasure Island

IR Site 12 (TI Housing Area) Field Investigation Information

The Navy Base Realignment and Closure Office (BRAC) will be conducting additional soil sampling January 28 through February 8, 2013, to support ongoing investigations in the Treasure Island (TI) Housing Area.

The sampling results will be used in a Feasibility Study that compares potential cleanup options.

This flyer provides information on how the sampling will be conducted.

Background Information

Before the TI Housing Area residential units were built, the Navy used portions of the TI Housing Area for solid waste disposal. Disposed items included a variety of waste materials and debris created from base operations. Base operations included training, demolition, and construction of facilities, maintenance, shop repair, transportation, and refurbishing. As a common practice, some of the waste material and debris were burned, creating ash material.

General Information

- BRAC will be conducting soil sampling activities to better determine the lateral and vertical boundaries of contamination at Installation Restoration (IR) Site 12.
- The information collected will be used for the IR Site 12 Feasibility Study, which looks at the various ways the site can be cleaned up.

What Can I Expect?

- Sampling activities are expected to begin on January 28, 2013, and will last approximately 10 working days – until February 8, 2013. No work will be conducted on weekends.
- A team of three to four people with two field vehicles (trucks) and a mobile drill rig will conduct the field activities during the hours from 8 a.m. to 4 p.m.
- A direct-push drill rig (pictured) will be used to conduct the soil sampling activities, by boring into the soil. In areas where a drill rig cannot access, borings will be completed by hand using a hand-auger.
- A total of 71 borings will be collected at various depths up to 10 feet below ground surface. All borings will be generally less than 3 inches in diameter and filled once sampling activities are completed. The planned boring locations are shown on the map on pages 2 and 3.
- All field work will be conducted in accordance with a Health and Safety Plan approved by regulatory agencies.
- Field activities are not expected to cause any traffic delays or cause any road closures.
- Noise will be temporary, and is not expected to cause a nuisance to residents.



How Will this Affect Me?

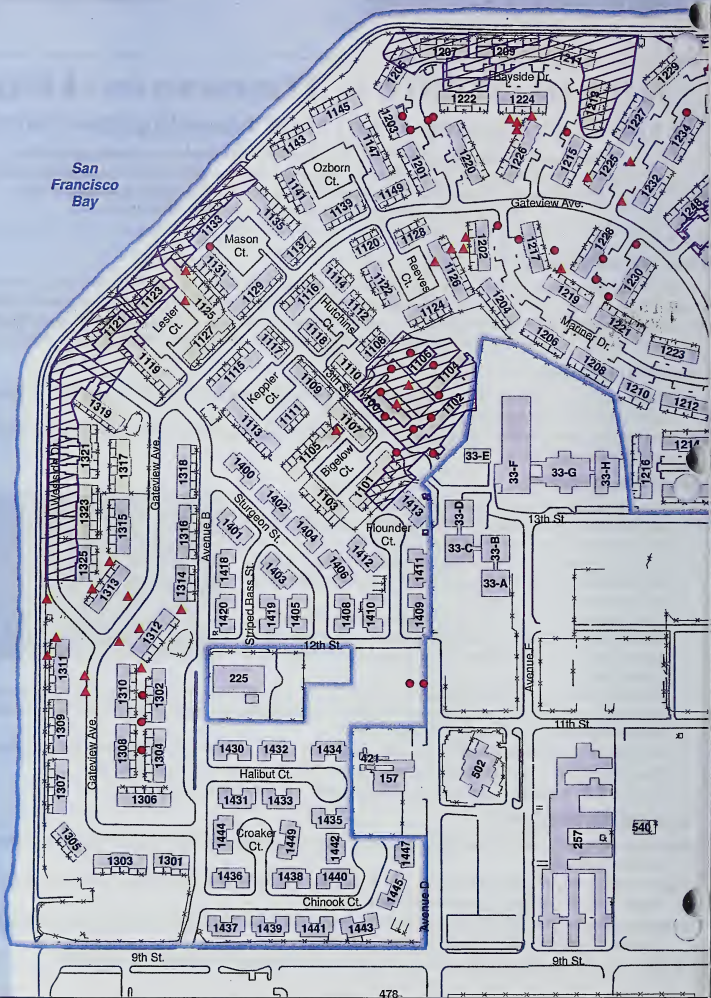
Dust—Soil sampling with the drill rig and/or hand auger is not expected to generate dusts, fogs, fumes, mists, gases, smokes, or sprays.

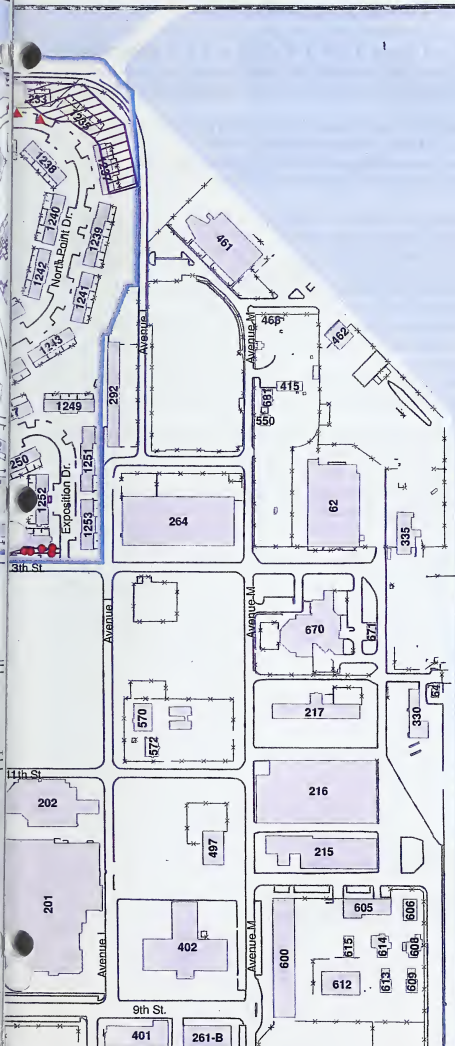
Noise—Noise levels will be temporary and are anticipated to be similar to the sound of a large truck driving by with higher noise levels during actual boring activity.

Boring Holes—All holes will be filled with soil. If work is conducted in paved areas, the holes will be capped with cement. The holes will not pose trip or fall hazards.

Traffic—Activities are not expected to cause road closures or interrupt the normal flow of traffic.

San Francisco Bay





LEGEND

- Fence
- Road
- Excavation Area
- Site 12 Boundary
- Building
- Unoccupied Building
- Water
- Proposed Direct-Push Boring*
- Proposed Hand-Auger Boring*

*Proposed locations are based on the conclusions and recommendations from the RI Report for IR Site 12, Old Bunker Area (TriEco-TI, 2012) and data evaluation by KCH.

NOTES:

IR - Installation Restoration

SOURCE:

RI Report for IR Site 12,
Old Bunker Area (TriEco-TI, 2012)

Proposed Boring Locations



What Chemicals Are Being Sampled For?

The Navy is sampling the soil for the chemicals listed below. The list includes historical uses at the TI Housing Area.

-
- Aroclor**—Aroclors are mixtures of chemicals called polychlorinated biphenyls (PCBs), primarily found in electrical equipment, like transformers. The primary potential source of Aroclor at TI were storage yards for electrical transformers.
- Dioxins/Furans**—Dioxins and furans are by-products from industrial processes, and are also formed when certain organic materials and wastes are burned. Dioxins and furans are encountered at TI in the former burn areas.
- Hexavalent Chromium**—Hexavalent chromium is found in metal-plating and in some paints and pigments. It is also used in corrosion inhibitors and wood preservatives. Hexavalent chromium at TI is from building materials, equipment parts, paints, and coatings.
- Polycyclic Aromatic Hydrocarbons (PAHs)**—PAHs are common constituents of petroleum hydrocarbon mixtures such as diesel, motor oil, and asphalt. They also are found in creosote, dyes, paints, plastics, insulating materials, building materials, and rubber. At IR Site 12, PAHs are the result of past incineration of debris and use of petroleum hydrocarbons.
- Organochlorine Pesticides (OCPs)**—OCPs were used onsite to control insects and insect-transmitted disease. OCPs at TI are present due to the prior application of pesticides on lawns and landscaping.
- Total Chromium**—Chromium is a naturally-occurring element used for various applications, including metal alloys, paints, and metal-plating. Like hexavalent chromium, total chromium onsite is tied to use and disposal of construction materials and other metal-containing wastes.
- Total Lead**—Lead is a naturally-occurring element used in a variety of products, commonly in metal alloys, fuels, paints, and batteries. Lead at TI is from past burning and disposal of construction debris which was coated with lead-based paint.
- Gasoline, Diesel, and Motor Oil**—Gasoline, diesel and motor oil are commonly used as fuels and lubricants in engines, generators, and boilers. The petroleum products at TI are from the routine daily operation of vehicles.
-

If you have any questions or comments concerning this field event, please contact Keith Forman, the BRAC Environmental Coordinator, at Keith.s.forman@navy.mil or 619-532-0913.

FROM:

Keith Forman

BRAC PMO West

1455 Frazee Road, Suite 900

San Diego, CA 92108-4310

0500 61810C176

FIRST-CLASS MAIL
U.S. POSTAGE
PAID
ORANGE, CA
PERMIT NO. 193

Mirian Saez
Director of Island Operations
TIDA
1 Avenue Of The Palms Ave Fl 2
San Francisco, CA 94130-1812

San Francisco
Police Department



Southern Station Newsletter



Incidents

Aggravated Assault 120969384

On 12/1/2012 at 2:00 am, officers were dispatched to a stabbing report that occurred at 400 block of Jessie St. The victim was with his girlfriend, when a suspect asked for money. An altercation occurred and the suspect stabbed the victim and then fled. Officers searched the area with negative results.

Robbery 120972569

On 12/02/2012 at 6:20 am, a robbery occurred at 6th & Mission Sts. area. The victim was walking when an unknown female suspect attacked him from behind. The victim sustained injuries when the suspect stole his cell phone from his pocket and fled.

Robbery 120974537

On 12/03/2012 at 4:30 am, officers responded to 6th and Harrison. The victim reported that two unknown suspects attacked him from behind, and he fell to the ground. Both men beat him and then took his money and fled.

Robbery w/ Gun 120976505

On 12/03/2012 at 6:10 pm, officers responded to the Howard & Mary Street on a robbery report. The victim was approached by two unknown suspects from the alley and one produced a gun. The other reached the area for the suspects with negative results.

Aggravated Assault 120982405

On 12/05/2012 at 2:30 am, officers were dispatched on a report of an assault that occurred at 5th and Harrison Sts. The victim and his friend were attacked by three suspects. The victim was knocked unconscious but managed to get to the hospital. Officers searched the area for the suspects with negative results.

Robbery 120987314

On 12/07/2012 at 1:39 pm, officers responded to a robbery that occurred at Mason Court on Treasure Island. The victim was at the bus stop when he let an unidentified suspect use his cell phone. The suspect then knocked the victim down and fled. Officers searched the area with negative results.

Robbery 120987875

On 12/07/2012 at 4:00 pm, officers were flagged down at Market & 7th Sts. by a victim who reported that she was robbed. The victim was looking at her cell phone when an unidentified suspect pushed her to the ground and took her phone. The suspect fled down into the BART station. Officers searched the area for the suspect with negative results.

Robbery w/ Knife 120988061

On 12/07/2012 at 5:00 pm, a victim responded to Southern Station to report a robbery and stabbing that occurred at 6th & Mission earlier. The victim was approached by three suspects and threatened arm before the victim escaped.

Robbery w/ Gun 120988544

On 12/07/2012 at 7:05 pm, Officers were dispatched to the area of 5th & Market Sts. on a report of a robbery. The victim was riding a cab to her hotel when the driver stopped at New Montgomery and Jessie Sts., pulled a handgun and snatched her money. The victim fled the cab and reported the incident. Officers searched the area with negative results.

Robbery 120988522

On 12/07/2012 at 8:21 pm, officers responded to a robbery that occurred at the 400 block of Jessie St. The victim was holding her cell phone when 4 suspects grabbed her phone. She immediately gave chase followed by a witness who also chased down one of the suspects. A fight ensued and the victim and witness sustained minor injuries, a search yielded negative results.

Robbery 120989241

On 12/07/2012 at 10:30 pm, a robbery occurred at the 4th & Townsend Sts. The victim was carrying a bag of groceries with his wallet and phone inside. A suspect approached and snatched the bag and fled. The victim responded to Southern Station to report the incident.

Robbery 120991387

On 12/08/2012 at 12:04 am, officers responded to a robbery that occurred at 3rd & Folsom Sts. The victim was with her friends and was holding her iPhone when a suspect asked her for a cigarette and snatched her phone and fled.

Robbery 120991484

On 12/09/2012 at 12:45 am, officers responded to a robbery that occurred at the unit block of 6th St. The victim was approached by 2 suspects who accused him of stealing their cell phone. They then assaulted the victim, stole his phone, cash, and Nike shoes, then fled.

Battery w/ Serious Injuries 120991650

On 12/09/2012 at 2:34 am, officers responded to a robbery that occurred at the 6th & Howard Sts. Three victims were attacked by a gang of 15 suspects. One victim was assaulted while trying to break up the fight, and another victim was assaulted and had her purse snatched.

Aggravated Assault w/ Weapon 120991672

On 12/09/2012 at 3:00 am, officers responded to an assault that occurred at 1st & Harrison Sts. The victim stated he was attacked by a taxi driver who used an unknown object to scrape him. The suspect then fled. Officers searched the area with negative results.

Battery w/ Serious Injuries 120993236

On 12/09/2012 at 12:45 am, an assault occurred at 2nd & Mission Sts. The victim was with his friend when an unknown suspect attacked him causing serious injuries to his head. The suspect then fled

Robbery 120996008

On 12/10/2012 at 5:25 pm, officers responded to 1000 block of Mission St. on a robbery. The victim was outside his apartment when four suspects blocked him, and demanded he empty his pockets. The suspects stole his backpack, iPod, and tossed away his cell phone, then fled. A search of the area yielded negative results.

Aggravated Assault w/ Knife 120999422

On 12/11/2012 at 9:45 pm, officers found a women suffering from a bleeding wound near Market & Hyde Sts. The victim stated that she was assaulted by an unknown female suspect who cut her. The victim could not state why the suspect attacked her.

Robbery with Knife 121012861

On 12/11/12 at 0700 hours, Officers responded to the unit block of 6th Street regarding a robbery with a knife. Officers arrived and met with the victim, who stated he observed a suspect tampering with his bicycle. The victim attempted to stop the suspect, but the suspect brandished a knife. Upon seeing the knife, the victim let go of the suspect. The suspect fled in an unknown direction.

Attempted Robbery 121004379

On 12/13/2012 at 4:33 pm, officers responded to unit block of South Park on an attempted robbery. The victim was outside of his work place when an unknown suspect attacked him and tried to steal his phone. In fear, the victim ran back into the building with his phone. An area search yielded no results.

Battery with Injuries 121008525

On 12/14/12 at a2340 hours, Officers responded to a nightclub on the 700 block of Harrison St. The victim did not recall the incident but witnesses stated the victim and subject became involved in a verbal altercation. The suspect struck the victim in the face with his fist, knocking the victim unconscious. The suspect fled. The victim was provided medical attention.

Robbery with Knife 121011697

On 12/16/12 at approximately 0400 hours, officers responded to Kaplan Alley regarding a robbery. Officers met with the victim, who stated he was robbed of his iPhone and wallet at knife point while walking down the street. The suspect fled in an unknown direction.

Aggravated Assault 121011324

On 12/16/12 at 0145 hours, officers responded to a nightclub on the 100 block of 2nd Street regarding an aggravated assault. Officers arrived and met with the victim, who stated he was attempting to break up a fight in front of the nightclub. The victim was attacked by several males, who kicked the victim in the head several times and then fled the area. The victim was provided medical attention.

Aggravated Assault 121011437

On 12/16/12 at 0300 hours, Officers responded to the area of 3rd & Folsom St regarding a fight. The victim was in and out of consciousness and was unable to speak

situation but was instead attacked by the group of males. The suspects fled the area. The victim was provided medical attention.

Robbery 121013847

On 12/16/12 at 2300 hours, the victim was sitting at a restaurant eating with his laptop in front of him. A male approached the table and grabbed the laptop, fleeing the restaurant. As the victim gave a chase, another suspect tripped the victim, causing him to fall to the ground and hurt his wrist. The suspects fled the area. The victim was provided medical attention.

Burglary, Hot Prowl 121014083 ✕

On 12/17/12 at approximately 0030 hours, officers responded to Treasure Island regarding a hot prowling burglary. Officers arrived and met with one of the victims. One of the victims stated she was asleep and was awakened by a noise in the living room. The victim stated she told her husband who went to check out the noise. The husband found 2 males in the living room with a window open. The victim attempted to push the suspect out of the home and while he was doing so, one of the suspects grabbed a computer and fled with the other suspect.

Arrests

Possession of Stolen Property 120972898

On 12/02/2012 at 12:00 pm, officers responded to the 900 block of Market St. on a report of a stolen phone. The suspect attempted to leave the scene when officers arrived but was detained. The witness presented the phone and earlier said the suspect tried to sell him the phone when the witness found out it was stolen. The rightful owner was contacted and the suspect was arrested.

Attempted Theft 120973432

On 12/02/2012 at 4:00 pm, patrol officers were flagged down by a witness to an attempted theft that occurred at the 1600 block of Market St. Officers arrested and transferred the suspect to Southern

Station. The witness caught the suspect attempting to cut the lock on a bike; who then fled when he noticed the witness.

Burglary & Unlawful Entry 120974509

On 12/03/2012 at 3:30 am, officers arrived at the 800 block of 7th St. to detain a burglary suspect. The owner of the vandalized property arrived at the scene and officers searched the suspect and found a hard drive and keys that the owner confirmed belong to him and were stolen. The suspect was arrested.

Robbery 120988362

On 12/7/12 at 7:00pm, Officers observed a woman yelling at a man near 6th/Market St. Officers stopped and the victim stated a man had robbed her of her cell phone and punched her when she tried to stop him. Officers chased the male and caught him. A cell phone was recovered and the male was arrested for the robbery. The victim was provided medical attention.

Terrorist Threats 121000678

On 12/07/2012 at 8:40 pm, an officer responded to the unit block of 6th St. on the report of threats. The victim was threatened by the suspect who pointed a gun at her. The Police identified the suspect and seized a replica gun. The suspect was arrested.

Burglary 120991371

On 12/08/2012 at 11:21 pm, officers responded to a burglary that occurred at the unit block of 1st St. They detained the suspect on the 4th floor and found an office door that appeared kicked open. The police arrested him. Surveillance video obtained later confirmed that the suspect broke through the door.

Burglary 120993399

On 12/09/2012 at 5:52 pm, an officer was flagged down by a victim of a burglary that occurred on the 400 block of 2nd St. The victims observed the suspect attempting to steal four tires and wheels from their garage. The suspect tried to flee but was held by the victims until the police arrived. The suspect was arrested.

Robbery 120995862

On 12/10/2012 at 4:15 pm, officers responded to a robbery that occurred at Market & Larkin Sts. The police arrested the suspect and yelled for help. The police arrived and caught the suspect. A witness found the stolen phone and returned it to the victim. The suspect was arrested.

Aggravated Assault 120996309

On 12/10/2012 at 6:55 pm, officers responded to the 800 block of Market St. The suspect was arrested when officers determined she used a stun gun on a security officer who tried to escort her out of a building for trespassing.

Robbery 120996650

On 12/10/2012 at 10:48 pm, officers responded to the 1100 block of Market St. where a robbery on a MUNI bus occurred. The victim was using her iPhone when a suspect snatched her phone and attempted to flee. The suspect was caught by the victim and two witnesses who tackled him to the ground. Officers arrested the suspect.

Vehicle Burglary 120997357

On 12/11/2012 at 9:10 am, an officer dispatched to the Mission & 8th Sts. area on a burglary report. Officers located and detained the suspect. A witness who reported the incident identified the suspect who broke into a car window and stole a duffel bag with a laptop. Police located the car and

Battery 120998424

On 12/11/2012 at 3:35 pm, an officer responded to 5th & Folsom Sts. area on a battery report. The victim was walking with his friends when an unknown suspect suddenly punched him in the face. Officers found the suspect and detained him; the victim positively identified him and the suspect was arrested and booked.

Vehicle Burglary 120999808

On 12/12/2012 at 3:00 am, officers were dispatched to 300 block of 10th St. where a burglary occurred. The vandalized vehicle was located and owner was identified; a witness stated she observed a man break-in earlier and steal a box. Police later caught the suspect; he was identified via a cold show and arrested.

Theft 121001751

On 12/12/2012 at 6:15 pm, officers responded to the unit block of 4th St. on a theft report. The victim and her son were walking when an unknown suspect snatched an iPhone. Police later caught and arrested the suspect.

Indecent Exposure, Sex Offender w/ Prior Conviction 121002301

On 12/12/2012 at 10:00 pm, officers dispatched to 900 block of Folsom St. on a report of indecent exposure. Two victims had reported that a prior sex offender was exposing his genitals on public streets. The police caught and arrested the suspect.

Possession of Burglary Tools 121002317

On 12/12/2012 at 10:16 pm, officers responded to Sherman & Harrison Sts. on a report of an auto burglary. The suspect was seen breaking into cars through windows. Officers located the suspect holding a white sock. Police found a burglary tool in the sock and arrested the suspect.

Battery & False Imprisonment 121004846

On 12/13/2012 at 3:39 pm, officers were dispatched to 1000 block of Mission St. on a battery case. The victim said she had a verbal altercation with her boyfriend who then attempted to strangle her. A witness called the police, and the suspect was arrested.

Robbery 121005452

On 12/14/2012 at 12:50 am, officers responded to a robbery that occurred at the 5th & Market Sts. area. Officers located the suspects who began to run. Officers caught the suspects who had earlier robbed a victim of his iPhone. Both suspects were arrested.

Auto Burglary 121017015

On 12/18/12 at 0240 hours, officers responded to a robbery on the 600 block of 8th St. Officers arrived and met with the victim, who had observed a suspect break into his vehicle and remove clothing and a bottle of water. The victim followed the suspect and pointed him out to officers who placed him under arrest.

Robbery with Gun 121019566

On 12/18/12 at 9:30 PM, Officers responded to the 300 block of 9th Street on a report of a robbery. Upon their arrival, the officers met with the victim who stated that she had been robbed at gunpoint. Officers were able to locate the suspect and arrested him.





850 Bryant Street San Francisco, CA. 94103 (415) 553-1373

Captain Michael Redmond
December 28, 2012

Captain's Message

Dear Southern Station Community Members,

My name is Michael Redmond and I am the newly appointed Commanding Officer of Southern Police Station. I am writing this message to not only introduce myself, but to share my vision for Southern Station and the SOMA community. I am truly honored and thrilled to be leading my officers into the year 2013 and serving your community as the Commanding Officer of Southern Station.

I am an 18 year veteran of the San Francisco Police Department and was born and raised in San Francisco. Throughout my career, I believe my patrol experience and various assignments within the department will benefit me as I lead the Officers here at Southern Station.

Over the years, my previous assignments have tested my leadership and knowledge skills which have prepared me for this assignment. After graduating the Police Academy in 1995, I proudly served the citizens of San Francisco at Tenderloin, Bayview, Northern, Park, and Ingleside Stations. The last six months, I was assigned to the San Francisco Police Academy where I oversaw the training of the new Recruit Officers. I look forward to the 232nd Recruit Class graduating on January 25, 2013. The Recruit Officers are very eager to complete their academy training and hit the streets of San Francisco. Southern Station is a training station so the additional help will be welcomed.

My vision for Southern Station and the SOMA area is to reduce crime, help solve community issues and to engage the community to help us succeed in our efforts. I look forward to not only working with the residents of the Southern Police District, but also the businesses, youth and community organizations, as well as other city departments as I take over command of Southern Station.

During my first week, I have been very impressed with the dedication and effort of the officers at Southern Station in addressing community and crime issues. Please read below regarding the GREAT ARRESTS the officers have made this week. I am also concerned regarding the amount of I phone street robberies that are occurring in the district. We will be proactive in our continued enforcement efforts to address the Robberies. Please read the Public Safety Transportation tips below.

I look forward to meeting many of you at our community meetings. Please feel free to contact me if you have any questions and/or concerns at michael.redmond@sfgov.org.

Have a Happy New Year!!!

Monthly Community Meeting:

The next Southern Station Community Meeting will be Wednesday, January 16, 2013 at 6:30 PM at the Gene Friend (SOMA) Recreation Center located at 270 6th Street (at Folsom).

.....

Southern Station Officers spot a Robbery Suspect that was wanted for 2 Robberies in the Southern District.

Wanted Parolee turns himself in at the front counter of Southern Station.

Violence Reduction Officers with the assistance of Southern Officers take another firearm off the streets.

See below for details

.....

Significant Incidents

Attempted Robbery 121028476 ✕

On 12/21/2012 at 8:30 pm, officers were dispatched to 1300 block of Gateview Avenue on Treasure Island regarding a robbery attempt that had just occurred. Victim reported that six (6) unidentified black male suspects followed her off the bus and then attacked her in an attempt to take her purse. The victim was able to fight her attackers off. Suspects fled the area prior to Police arrival. A search was made for the suspects with negative results.

Robbery w/ Force 121029333

On 12/22/2012 at 2:15 am, officers were dispatched to a fight in progress in the 100 block of 6th Street. The victim reported that he was attacked by a group of black males who asked him a question and then attacked him. During the attack the suspects took the victim's identification and cell phone. The victim said he would not be able to identify the suspects. Officers searched the area for suspects and witnesses with negative results.

Robbery w/ Gun 121029565 ✕

On 12/22/2012 at 5:24 am, a victim responded into Southern Station to report that she had been robbed several hours earlier on Yerba Buena Island, on Macalla Road near the I-80 freeway. The victim reported that she was taking pictures of the San Francisco skyline when an unidentified black male exited a teal colored SUV and walked up to her. The suspect produced a small black handgun and pointed it at the victim. The victim fearing for her safety threw her camera on the ground and fled to her car. The suspect picked up the camera, got back in the SUV and fled the area. The victim noted two more suspects in the SUV when it fled.

Robbery w/ a gun 121029559

On 12/22/2012 at 4:50 am, officers were dispatched to a robbery report that occurred at 9th and Mission Street. Officers finally located the suspect at Mcallister and Larkin Street. Victim reported that an unidentified black male approached him at the bus stop, pointed a gun at his chest and demanded his property. The suspect got away with the victim's hoody, and wallet. The suspect fled in an unknown type sedan driven by a second unidentified suspect. A search for the suspects, and witnesses was made with negative results.

Robbery w/ Force 121031203

On 12/22/2012 at 6:11 pm, officers were dispatched to the 400 block of Market Street on a robbery report. Victim reported he was using his cell phone as a GPS when he was approached by two unidentified black male suspects. The suspects threw the victim to the ground and then punched and kicked him until they were able to get the victim's phone. The suspects then fled in separate directions. Officers searched the area for the suspects with negative results.

Robbery w/ Force 121033362 ✕

On 12/23/2012 at 8:38 pm, officers were dispatched to the 1300 block of Gateview Avenue on Treasure Island on a report of a robbery. Victim reported that she was riding the bus when she exited at her stop. The unidentified suspects, two black males followed her off the bus. The suspects then took the victim's purse after a brief struggle. The suspect fled the area prior to police arrival. A search of the area for the suspects was made with negative results.

Robbery w/ Force 121036275

On 12/25/2012 at 2:45 am, officers were dispatched to 10th and Folsom Street on a report of a possible battery. Upon arrival, victim reported that three unidentified Hispanic males attacked him and took his backpack. The victim said he would not be able to identify the suspects. Officers searched the area for the suspects with negative results.

Hot Prowl Burglary 121037013 ✕

On 12/25/2012 at 4:22 pm, officers were dispatched to the 1100 block of Ozbourn Court on Treasure Island on a report of a burglary that had just occurred. Victim reported hearing a knock on her front door, and then a window opening. The victim then heard her

front door open. When the victim called out the unidentified suspect fled back out the front door. Nothing was taken and the victim never saw the suspect. A search of the area was made for the suspect with negative results.

Robbery with Force, 121041898

On 12/27/12 at 6:00 pm officers responded to the area of 4th and Mission Streets. The victim had her I phone in her hand when the suspect ran by her and grabbed her phone out of her hands. The victim struggled with the suspect to retain her phone but the suspect was able to rip the phone out of her hand and flee.

Robbery with Force, 121041650

On 12/27/12 at 4:50 pm officers responded to the area of 8th and Market Streets. The victim told the officers that she was walking on Market Street holding her phone in her hand. The victim said that the suspect ran up behind her and grabbed onto her phone. The victim said that she attempted to hold onto the phone but the suspect "wrenched" it from her hand and fled.

Significant Arrests

Robbery w/ Force, Possession Stolen Property 121026583

On 12/21/2012 at 9:33 am, officers were dispatched to 4th and Market Street on a report of an I-phone robbery that had just occurred. Responding officers spotted two juveniles that matched the description broadcast by SFPD communications. Officers detained the juveniles and recovered the stolen I-phone. The victim later positively identified the suspects. Suspects were booked at the Juvenile Justice Center without incident.

Battery on a Peace Officer, Resisting Arrest, Warrants 121026618

On 12/21/2012 at 9:44 am, an officer was dispatched to the 1200 block of Mission on a report of a homeless person who had pitched a tent across the doorway of a local business there and refused to move. When the responding officer contacted the suspect he became belligerent and struck the officer in the chest. The officer was able to subdue the violently resisting suspect who was later booked without incident on the above charges and outstanding warrants.

Driving under the influence of Alcohol 121029509

On 12/22/2012 at 3:20 am, officers on patrol initiated a routine traffic stop on a vehicle for an equipment violation. Upon contact with the driver, officers developed probable cause to suspect that the driver was driving under the influence of alcohol. A preliminary alcohol screening device revealed a Blood Alcohol Level above the presumptive limit. The suspect was booked on the initial traffic violation and the above charge without incident.

Vehicle Burglary, Possession Burglary Tools, Warrants 121031667

On 12/22/2012 at 8:30 pm, Officers were on patrol in the area of Howard and Russ Street when they observed two suspects huddled together looking in a bag. The suspects were standing adjacent to two vehicles that had their windows smashed. Investigation revealed that the suspects had property from one of the vehicles on their person. The suspects were booked on the above charges without incident.

Driving under influence of alcohol 121031946

On 12/22/2012 at 2:28 am, an officer on patrol observed a vehicle traveling the wrong way on 4th Street at Harrison. The officer initiated a traffic stop on the vehicle and contacted the driver. Upon contact with the driver, officers developed probable cause to suspect that the driver was driving under the influence of alcohol. The driver submitted to a breath test which revealed a Blood Alcohol Level over the presumptive limit. The suspect was booked on the above charge without incident.

Firearm Possession by Prohibited Person, Parole Violation 121033419

On 12/23/2012 at 9:33 pm, plainclothes officers on patrol saw a vehicle driving recklessly at 6th and Folsom Street. The plainclothes officer called for a marked vehicle, and a traffic stop was initiated. Two of the vehicle occupants fled from the vehicle when it stopped. The driver was taken into custody at the scene. After a brief foot pursuit one of the two who fled fell and was taken into custody. A firearm was discarded by one of the suspects who fled the vehicle. The third suspect was lost in the area. Investigation revealed that one of the suspects was on active parole. The two suspects were booked on the above charges without incident.

Burglary, Probation Violation 121033710

On 12/24/2012 at 1:10 am, officers were dispatched to the 1500 block of Mission Street on a report of a possible burglary in progress. Upon arrival officers located a smashed window. Alarm personnel advised SFPD communications that on site cameras showed an unidentified suspect inside of the premises. A perimeter was set and a police search dog was called for. The police dog located a suspect inside the premises who was subsequently taken into custody. The suspect had taken electronics, jewelry and other items from the building, stashed them in a duffle bag that was found near an exit. The suspect had prior arrests for burglary and had a court stay away order from the premises in question for theft related crimes. The suspect was booked on the above charges without incident.

Attempted Vehicle Theft, Parole Violation 121033986

On 12/24/2012 at 8:31 am, officers were on patrol in the area of Market and Yerba Buena Lane when they saw a cab driver park his taxi and exit the vehicle. The driver left the vehicle running. Officers saw the suspect enter the taxi, and close the door. The taxi driver saw what the suspect was doing and went back to the cab and stopped the suspect from driving away. The suspect was taken into custody without incident. The suspect admitted to the driver that he was going to take the taxi. Investigation revealed that the suspect was on parole. The suspect was booked on the above charges without incident.

Parole Warrant 121037552

On 12/26/2012 at 12:18 am, Officers working at Southern Station's front desk were contacted by a suspect who wanted to turn himself in. Investigation revealed that the suspect had a "no bail" arrest warrant for a parole violation. The suspect was booked on the warrant without incident

Robbery w/ Force 121072978

On 12/26/2012 at 6:05 pm, foot beat officers on patrol at Market and 8th Street spotted a suspect from an earlier I-phone robbery that had been captured on video. The officers were able to take the suspect into custody without incident. The initial incident involved the pistol whipping of the victim with a replica firearm. The suspect was booked on the above charges.

Possession of Stolen Property 121039718

On 12/26/2012 at 8:25 pm, officers responded to the 400 block of Stevenson on a report of a robbery that had just occurred. The victim reported that several black male juveniles had snatched her purse that contained her cell phone and kindle. Moments after the report was broadcast, plainclothes officers reported chasing a black male suspect who matched the description of one of the suspects. After a brief foot pursuit the suspect was captured and taken into custody. The victim's kindle was recovered from the suspect's pocket. The suspect was processed on the above charges without incident.

Stolen Vehicle, Possession Stolen Property 121040044

On 12/27/2012 at 1:36 am, officers on patrol located a reported stolen vehicle with three occupants aboard parked in the 300 block of Rich Alley. When officers approached the vehicle, the occupants fled. After a brief foot pursuit the juvenile suspects were caught and processed for the above charges.

Possession of Stolen Property, 121041854

Foot beat officers were in the area of 7th and Market Streets on 12/27/12 and observed a subject selling a pair of expensive glasses on the street. The officers made contact with the subject and through their investigation it was determined that the subject had just stolen the glasses from a local store. The suspect told the officers that he was currently on parole for Burglary. The officers contacted store employees and confirmed that the glasses the subject had were indeed stolen.

Stolen Vehicle Arrest, 121040129

A Sergeant was on patrol in the area of 8th and Market Streets and observed that the vehicle directly in front of him was stolen. The Sergeant notified headquarters of his observations, waited for additional officers and pulled the vehicle over. The suspect stopped the vehicle and initially complied. As the Sergeant was ordering the suspect out of the vehicle he fled on foot. The Sergeant and officers pursued him and after a brief foot chase they took the subject into custody.

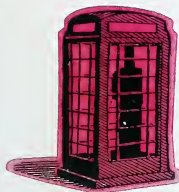
Public Transportation Safety Tips



- Be Alert. Know who is around you. Notify the operator if someone acts suspicious.
- While waiting for the bus or streetcar, stand near others who are waiting.
- If the immediate area is deserted or in darkness, stand near an occupied building or in a lighted area until transportation arrives.
- If the coach is empty or nearly empty, sit as far up front and close to the driver as possible.
- Upon arriving at your stop, be aware of those who exit with you. If you feel you are being followed, go to the nearest occupied building and ask for assistance.
- After dark, attempt to get off the bus in a well-lighted area. Use only well-lighted streets to reach your final destination.
- Pick-pocketing usually occurs under crowded conditions. Be aware of jostling and pushing when boarding public transportation.
- If you have shopping bags with you, make sure you hold on to them or place them in your lap. Keep an eye on the shopping bags and be aware of others in your immediate area.
- Never display money or valuables in public.
- Carry your wallet in an inside pocket, or a pocket that can be buttoned.
- Place your arm on the outside of your purse or bag.
- Keep your keys separate from your purse or bag.
- Watch out for strangers who strike up a conversation-used as a trick to distract you.

For emergencies or crimes in progress, dial 911.

For non-emergencies, dial (415) 553-0123



SOUTHERN STATION RESOURCE LIST

EMERGENCY: 911
Non-Emergency: 553-0123
SFPD Anonymous Tip Lin 575-4444
Customer Service Center: 311
Cell phone 911: 553-8090
Southern Station: 553-1373
Web: www.sfgov.org/police
(For Crime Stats, Internet reports, etc.)
Southern Station email sfpd.southern.station@sfgov.org
Captain Michael Redmond michael.redmond@sfgov.org
Lieutenant Steve Balma steve.balma@sfgov.org
(Station Investigations)
Market Street Foot Beats 553-1373 Sergeant Mark Shea
Sergeant Troy Carrasco
Southern Station Anonymous Tip Line 552-4901
Graffiti Abatement 278-9454
Graffiti Fax 278-9456
Southern Station Events: 553-9191 Sergeant Malcolm Anderson
Southern Station Permits: 553-9192 Officer Simon Chan
Code Abatement: 553-1308
Deputy City Attorney: 554-3887 Jennifer Choi
DPW 695-2020 Dispatch
Dept. Parking & Traffic: 553-1943
Quality of Life Liaison: 553-1373
SF SAFE 553-1984
San_Francisco_SAFE_Inc@mail.vresp.com
Homeless Issues: 553-1373 Officer Alan Jou
Officer Brett Dawson

A Message from SF SAFE:



Watch streets become communities, and neighbors become friends. Watch crime go down, as security goes up. Watch police become partners as you join with them in making your neighborhood a better place to live.

Start a Neighborhood Watch on your block and see all these things happen!

SF SAFE (Safety Awareness for Everyone) will give you the knowledge and tools to create a stronger, more cohesive and resilient community, and teach you how to be prepared and empowered at work, on the streets or sidewalks and in your home.

Contact SF SAFE at 415-553-1984 or learn more at www.sfsafe.org

Megan's Law Website Access:

The general public can find out information on sexual predators on line by going to the DOJ website: www.meganslaw.ca.gov or at the SFPD link at www.sfgov.org/police. You may check specific names or zip codes to locate those listed in the database.

311 Customer Service Center:

What is 311? 311 is a toll free, **NON-EMERGENCY** phone number that the public can call to access information about government services. A live customer service representative will be available 24 hours a day, seven days a week, and 365 days a year. The service is available to both wired and wireless customers. Wireless customers should call (415) 701-2311. 311 employees will be able to provide translations services in more than 145 languages and dialects and will employ a diverse staff of customer service representatives. Additionally, 311 is set up to accept calls from the hearing impaired by utilizing a TTY System.

*311 will also take police reports if you DO NOT have any suspect description and the crime is not in progress. After meeting these conditions these are the reports 311 will take: Harassing phone calls, vehicle break in, vehicle tampering, lost property, theft, and vandalism/graffiti reports.

Community and Business Groups & Associations:

- Rincon Point South Beach Citizens' Advisory Committee
- South of Market Project Area Committee (SOMPAC)
- North Mission Neighborhood Alliance
- SOMA Leadership Council
- Central Market Community Business District
- Treasure Island SF (www.TreasureIslandSF.org)
- South of Market Business Association (info@urbansolutionssf.org)
- Mid-Market Project Area Committee (PAC)
- Building Owners and Managers Association (BOMA)



850 Bryant Street San Francisco, CA. 94103 (415) 553-1373

Captain Michael Redmond
January 4, 2013

Captain's Message

Dear Southern Station Community Members,

I hope everyone had a great New Years Eve celebration. Southern Station was host to the annual New Year's Eve fireworks show which was centered at the rear of the Ferry Building. The show this year was excellent and the large crowd along the Embarcadero, inside Justin Herman Plaza and along Market Street enjoyed the fireworks.

In my second week, I have started to make my way through the Southern District meeting as many people as I can. I appreciate all of the emails and telephone calls welcoming me to the Southern Police District and I look forward to working with everyone. I have great plans for the Southern Police District that I want to implement this year and am very excited to work with the officers and community.

Please read the Public Safety Transportation Tips listed at the end of this newsletter. The Robberies that are occurring in the District, almost 99% of the time are involving the suspect stealing an electronic device from the Victim's hand. The officers have made some great Robbery arrests and the Station Investigators have put together some great Robbery cases, but please be aware of your surroundings and what you are doing when you are walking the streets of San Francisco or riding a bus.

The Police Commission will be holding Town Hall Meetings to gather information from the community on the issue of Less Lethal/Tasers. The Dates and Locations are:

January 22, 2013 from 6:00 pm- 8:00 pm at Hamilton Playground (Geary/Steiner)

February 4, 2013 from 6:00 pm-8pm at Scottish Rite (19th/Sloat)

February 11, 2013 from 6:00pm-8:00 pm at the Bayview Opera House (3rd/Palou)

Please feel free to contact me if you have any questions and/or concerns at michael.redmond@sfgov.org.

Have a great weekend!

Monthly Community Meeting:

The next Southern Station Community Meeting will be Wednesday, January 16, 2013 at 6:30 PM at the Gene Friend (SOMA) Recreation Center located at 270 6th Street (at Folsom).

.....

Southern Station Sergeant spots two individuals arguing over property. The individuals drop the property and walk away as they see the Sergeant watching them. Sergeant contacts the individuals and further investigation reveals that they had just committed a residential Burglary.

Officers conduct an Auto Burglary Operation and arrest a notorious San Francisco Auto Burglar breaking into two vehicles. A second Auto Boost arrest is made where another notorious Burglar is taken into custody.

Foot Beat Officers interrupt a sale of Stolen Property where the subjects selling the property were involved in a Robbery in Oakland.

See below for details

.....

Significant Incidents

Forgery, Access Card Forgery 121045505

On 12/27/2012 at 11:45 pm, at Southern Station, Officers conducting a stolen vehicle investigation, with a suspect in custody, discovered indicia of credit card fraud and credit card counterfeiting inside the recovered vehicle. Further Investigation revealed a known suspect. The case was turned over to the Financial crimes unit.

Robbery w/ Force 121044096

On 12/28/2012 at 2:50 pm, Officers were dispatched to South Van Ness and Mission Street on a report of five victims who had their cell phones taken by three black males while riding on a MUNI bus. Victims reported that the unidentified suspects followed them onto the bus and that at 4th and Mission the suspects demanded their cell phones and personal property. One of the suspects threatened to shoot the victims, but no weapon was seen. The 8th graders handed over their cell phones and the suspects then went through their

pockets. The suspects fled off the bus. A search of the area was made for the suspects with negative results.

Robbery w/ Force 121045210 ✕

On 12/28/2012 at 9:45 pm, Officers were dispatched to Avenue B and 12 Street on Treasure Island on a report of a robbery. The victims reported that they had just gotten off the bus when four to six black males came up from behind the two female victims and snatched their purses. The suspects then fled in different directions. The victims were not injured, in the attack. Because of the speed of the attack the victims could not provide detailed descriptions. A search of the area was made with negative results.

Burglary, Hot Prowl 121047971

On 12/29/2012 at 7:40 pm, Officers were dispatched to the 1300 block of Stevenson Street on a report of a burglary that had just occurred. Victim reported that he left his room in his apartment and when he returned, the door was open and several items of property were taken from his room. The unknown suspect entered while the other roommates were home but no one saw the suspect. The scene was processed by SFPD's CSI unit for latent evidence.

Burglary 121048048 ✕

On 12/29/2012 at 8:46 pm, officers were dispatched to the 1400 block of Flounder Court on Treasure Island on a report of a Burglary. Victim reported that she left her rear sliding door open so her dog could go out while she was gone. There was no sign of forced entry. Loss was a video game console and other property.

Robbery w/ Knife 121051079

On 12/30/2012 at 9:51 pm, Officers were dispatched to 4th and Market Street on a report of a robbery. Victim who spoke no English reported that he was robbed at 2nd and King Street. Victim (through Spanish translator) reported that an unidentified black male took his cell phone and wallet while holding a small knife against the victim's stomach. The suspect fled the area. The victim then boarded a bus and eventually contacted a security guard on Market Street who called SFPD. Officers searched the area for the suspect with negative results.

Theft From Locked Vehicle 121049347

On 12/30/2012 at 11:10 am, Officers were dispatched to the 400 block of 13th Street on a report of a vehicle burglary. Victim reported parking her car in a paid parking lot to attend a meeting. When she returned several travel bags were taken from the vehicle. The bags were recovered in the corner of the lot but several items of property were gone. A witness later arrived on the scene and reported that two black males broke in, took the bags and discarded them. The witness reported chasing the suspects off. A search of the area for the suspects was made with negative results.

Robbery with Force, 121041898

On 12/27/12 at 6:00 pm officers responded to the area of 4th and Mission Streets. The victim had her I phone in her hand when the suspect ran by her and grabbed her phone out of her hands. The victim struggled with the suspect to retain her phone but the suspect was able to rip the phone out of her hand and flee.

Robbery with Force, 121041650

On 12/27/12 at 4:50 pm officers responded to the area of 8th and Market Streets. The victim told the officers that she was walking on Market Street holding her phone in her hand. The victim said that the suspect ran up behind her and grabbed onto her phone. The victim said that she attempted to hold onto the phone but the suspect "wrenched" it from her hand and fled.

Robbery with Force

On Tuesday, January 1, 2013 at 1:00 am the Victim was riding the bus in the area of 4th and Market Streets. The Victim had her I-phone in her hand while seated on the bus. All of a sudden the suspect walked by and grabbed the I-phone. After a brief struggle the suspect was able to steal the I-phone from the Victim. The Victim was able to grab the Suspects purse which enabled the officers to identify the suspect.

Possession of an Air Soft Rifle

On 12/31/12 at 2133 hours a Sergeant observed an individual walking on market Street with an Air Soft Rifle. The Sergeant immediately arrested the individual. A search of the individual revealed a concealed knife underneath his jacket. The suspect was placed under arrest and taken away from the New Year's celebration.

Burglary

On 12/31/12, Officers were dispatched to the 900 block of Howard. The Victim said that when he arrived at work he entered the business through a rear door that was locked. Upon entering the business he observed the money box that is usually on the front counter lying in the middle of the floor. He then observed the door leading to the office opened and damaged. Upon further inspection it appeared the suspect(s) entered through the front door. The loss at this time was the money that was in the money box.

Bicycle Theft

On 1/1/13 officers were flagged down by two people that had their bicycles stolen on the 800 block of Market Street. The Victims had locked their bikes to a bike rack outside of a commercial business and when they returned their bike locks were cut and their bicycles had been stolen.

Significant Arrests

Robbery w/ Force, Battery, Escaped Juvenile Prisoner 121043872

On 12/28/2012 at 1:10 pm, Officers were dispatched to the 800 block of Market Street on a report of a theft from the Gap store. Upon arrival BART PD officers had detained the suspect in the 100 block of O' Farrell Street. Loss prevention officers reported that the suspect was seen taking several items from the store and then walk out without paying. When Loss prevention contacted the suspect he struck the loss prevention officer several times and fled down into the BART platform. The Loss Preventions officers located the suspect, on the platform, and again confronted the suspect. The suspect escaped a second time by punching the Loss Prevention officer again. A BART PD Officer was flagged down and the suspect was detained after a brief foot pursuit. Investigation revealed that the juvenile suspect was wanted for several outstanding warrants, and for escaping from the Juvenile Justice Center several days earlier. The suspect was booked on the warrants, and the above charges at the Juvenile Justice Center.

Robbery w/ Force, Possession Loaded Firearm 121044983

On 12/28/2012 at 7:41 pm, Officers were dispatched to the Ferry Building on a report of robbery suspects being followed by the family of a victim. Upon arrival members of the Tactical Company who had monitored the call had five suspects detained and one of the suspects was violently resisting their efforts to handcuff him.

The resisting suspect was finally handcuffed and a search revealed a loaded .40 semi-automatic hand gun tucked into his waistband. Investigation revealed that a 56 year old victim was attacked and had her purse forcibly taken from her in the 500 block of Delancey St by five unidentified suspects.

The suspects were described as having dark complexions. The victim notified her sons who searched the area for the suspects. The victim's sons located five suspects on the Embarcadero and reported the incident to SFPD. Unfortunately the victim was unable to identify the suspects that were detained as the suspects who attacked her. The suspect with the gun (an adult) was booked on firearms charges, the other four suspects (including three juveniles) were identified and released. It should be noted that the recovered handgun had been reported as stolen from Fairfield, Ca.

Possessing Stolen Property, Parole Violation, Narcotic Violation 121046105

On 12/29/2012 at 8:10 am, Officers were dispatched on a report of a victim following an auto burglary suspect at 5th and Mission Street. Upon arrival the victim was arguing with the suspect. The suspect was quickly detained. The victim reported that she parked and locked her vehicle at Tehama and 5th Street, and was on her way to move her vehicle for street cleaning when she noticed the suspect with a purse that looked like hers. Moments later, when the victim discovered her vehicle had been broken into; she returned to where she saw the suspect and accused him of stealing her property. A search revealed the

suspect had several items taken from the victim's vehicle as well as illegal narcotics. The suspect was booked on the above charges and for violating his parole.

Bicycle Theft, Possess Stolen Property, Possession Burglary Tools 121047175

On 12/29/2012 at 2:45 pm, Officers were dispatched to 5th and Mission on a report of a bicycle theft that had just occurred. Upon arrival officers located a witness who gave a description of the suspect. Officers located the suspect and detained him and the stolen bike about a block away. The witness positively identified the suspect and the stolen bicycle. The suspect was booked on the above charges and for violating his probation.

Stolen Vehicle 121047482

On 12/29/2012 at 3:33 pm, Officers were dispatched on a report of a person breaking into a vehicle parked in the 800 block of Folsom Street. Upon arrival officers found the suspect sitting inside of the vehicle. The suspect admitted that the vehicle was not his, and was evasive about who the car belonged to. Investigation revealed that the true owner of the car had valet parked the vehicle at a local hotel. The victim reported he spent the night with a person he had just met, and that he had lost his valet receipt. The victim's car was retrieved from the valet and ended up in the possession of the suspect. The victim responded to the scene and confirmed that he had never met or had contact with the suspect. The suspect was arrested and booked on the above charge.

Possession Burglary Tools, Possession Switchblade, Parole Warrant 121048593

On 12/30/2012 at 12:46 am, Officers were dispatched to Heron and 8th Street on a report of a person breaking into a vehicle. Upon arrival Officers located a suspect who matched the description given by SFPD communications. The suspect advised officers that he was on parole for auto burglary. A warrants check revealed an active Parole Warrant for the suspect's arrest. A search pursuant to arrest revealed the suspect had a large ring of master keys for a variety of things including vehicles, post office boxes, and safety deposit boxes. Suspect also had a switchblade knife. The suspect was booked on the above charges.

Theft from Locked Vehicle, Possession Stolen Property 121048628

On 12/30/2012 at 1:02 am, Officers were dispatched to 5th and Bryant Street on a report of an auto burglary suspect being detained by the victim. The victim reported that when she returned to her vehicle earlier, she discovered her window had been smashed and her shoulder bag was gone. The victim and her husband searched the area for the suspect. The victim located the suspect, who was holding her shoulder bag, and contacted SFPD. Officers were able to recover all of the victim's stolen property. The suspect was booked on the above charges.

Stolen Vehicle, Resisting Arrest, Suspended License, Warrants 121050576

On 12/30/2012 at 5:29 pm, Officers on patrol in the area of 3rd and Brannan Street were operating a police vehicle equipped with a license plate reader. The plate reader notified officers that they had passed a vehicle that had been reported stolen. Officers located the vehicle which was parking as officers passed. Officers observed the vehicle and confirmed the vehicle's stolen status. Officers initiated a traffic stop on the vehicle. The suspect

attempted to walk away from officers but was taken into custody after a brief struggle. The suspect was arrested on the above listed charges.

Probation Warrant 121051245

On 12/30/2012 at 11:10 pm, Officers on patrol in the area of 9th and Folsom Street saw a subject who they knew, (from prior contacts) to be on probation auto burglary. A warrants check revealed an outstanding warrant for the suspect's arrest. The suspect was arrested and booked on his outstanding warrant.

Possession of Stolen Property, 121041854

Foot beat officers were in the area of 7th and Market Streets on 12/27/12 and observed a subject selling a pair of expensive glasses on the street. The officers made contact with the subject and through their investigation it was determined that the subject had just stolen the glasses from a local store. The suspect told the officers that he was currently on parole for Burglary. The officers contacted store employees and confirmed that the glasses the subject had were indeed stolen.

Stolen Vehicle Arrest, 121040129

A Sergeant was on patrol in the area of 8th and Market Streets and observed that the vehicle directly in front of him was stolen. The Sergeant notified headquarters of his observations, waited for additional officers and pulled the vehicle over. The suspect stopped the vehicle and initially complied. As the Sergeant was ordering the suspect out of the vehicle he fled on foot. The Sergeant and officers pursued him and after a brief foot chase they took the subject into custody.

Assault Aggravated W/Knife/Possession of Mushrooms/Delaying Arrest

On January 1, 2013 Officers responded to a stabbing that had just occurred. Officers located the Victim and observed that he had a stab wound to his left bicep. The Officers immediately summoned medical attention. The Victim told the officers that he knew the suspect by his first name. Officers were able to locate the suspect close by based on his clothing and physical description. The Victim identified the Suspect the officers had detained as the suspect who had stabbed him. The Suspect was placed under arrest. A search of the suspect's room revealed a suitcase which contained a large amount of narcotics.

Vehicle Burglary

On 01/2/13 a Sergeant from Southern Station saw two individuals arguing on the 900 block of Folsom Street. The Sergeant observed the individuals arguing over property. The Sergeant then saw the individuals look his way, drop the property and start to walk away. The Sergeant became very suspicious contacted the subjects and asked them who the property belonged to. Both individuals refused to claim ownership of the property. The Sergeant looked at the property and discovered that it had a person's name and address on the box. The address was of

a residence ¾ of a block away. Further investigation revealed that the two individuals the Sergeant had detained had burglarized the house and stole the property they were arguing over.

Vehicle Burglary Arrest

On 1/2/13 Officers set up an operation to target individuals who continuously break into vehicles. On this date they had luck in arresting a subject that broke into two vehicles on the 100 block of Clara Street. This individual has been arrested 33 times in San Francisco for Auto Burglaries and is currently on Felony Probation for Auto Burglary. Thanks to the hard work of these officers he is off the streets of the Southern District.

Possession of Stolen Property/Possession of an Air Soft Gun 130008518

On 1/3/13 foot beat officers were in the area of 6th and Market when they observed a group of subjects talking. The officers saw one group of males and know them from prior investigations as subjects who buy stolen property. One of the subjects saw the officers and alerted everyone. The group split up and the officers detained the subjects they believed were attempting to sell stolen property. The officers instincts were 100% correct. The officers located stolen property that was taken in a Robbery in Oakland, Ca. The Officers also located a black air soft gun that resembled a real handgun in one of the subject's backpacks. Notification was made to the Victim of the Robbery and the Oakland Police Department.

Vehicle Burglary/Possession of Stolen Property 130008966

Officers were dispatched to the 300 block of Bryant Street regarding an Auto Burglary. While responding the dispatcher notified the officers of a description of the suspect. Officers responded immediately and located the suspect still in the area. The officers located all of the stolen property still on the suspect. Further investigation revealed that this suspect had broken into two vehicles and was in possession of numerous pieces of property that did not belong to him. This property was more than likely taken in other Vehicle Burglaries. Station Investigators will follow up in contacting other possible victims of this subject.

Narcotics Arrest 130008643

Officers were conducting surveillance in the area of 6th and Minna Streets. One officer observed a subject that he believed was selling narcotics and that the subject had already made three transactions. The subject was detained and a large amount of suspected crack cocaine was located on the subject.

Public Transportation Safety Tips



- Be Alert. Know who is around you. Notify the operator if someone acts suspicious.
- While waiting for the bus or streetcar, stand near others who are waiting.
- If the immediate area is deserted or in darkness, stand near an occupied building or in a lighted area until transportation arrives.
- If the coach is empty or nearly empty, sit as far up front and close to the driver as possible.
- Upon arriving at your stop, be aware of those who exit with you. If you feel you are being followed, go to the nearest occupied building and ask for assistance.
- After dark, attempt to get off the bus in a well-lighted area. Use only well-lighted streets to reach your final destination.
- Pick-pocketing usually occurs under crowded conditions. Be aware of jostling and pushing when boarding public transportation.
- If you have shopping bags with you, make sure you hold on to them or place them in your lap. Keep an eye on the shopping bags and be aware of others in your immediate area.
- Never display money or valuables in public.
- Carry your wallet in an inside pocket, or a pocket that can be buttoned.
- Place your arm on the outside of your purse or bag.
- Keep your keys separate from your purse or bag.
- Watch out for strangers who strike up a conversation-used as a trick to distract you.

For emergencies or crimes in progress, dial 911.

For non-emergencies, dial (415) 553-0123



SOUTHERN STATION RESOURCE LIST

EMERGENCY:	911	
Non-Emergency:	553-0123	
SFPD Anonymous Tip Lin	575-4444	
Customer Service Center:	311	
Cell phone 911:	553-8090	
Southern Station:	553-1373	
Web:	www.sfgov.org/police	
(For Crime Stats, Internet reports, etc.)		
Southern Station email	sfpd.southern.station@sfgov.org	
Captain Michael Redmond	michael.redmond@sfgov.org	
Lieutenant Steve Balma	steve.balma@sfgov.org	
(Station Investigations)		
Market Street Foot Beats	553-1373	Sergeant Mark Shea Sergeant Troy Carrasco
Southern Station Anonymous Tip Line	552-4901	
Graffiti Abatement	278-9454	
Graffiti Fax	278-9456	
Southern Station Events:	553-9191	Sergeant Malcolm Anderson
Southern Station Permits:	553-9192	Officer Simon Chan
Code Abatement:	553-1308	
Deputy City Attorney:	554-3887	Jennifer Choi
DPW	695-2020	Dispatch
Dept. Parking & Traffic:	553-1943	
Quality of Life Liaison:	553-1373	
SF SAFE	553-1984	
San_Francisco_SAFE_Inc@mail.vresp.com		
Homeless Issues:	553-1373	Officer Alan Jou Officer Brett Dawson

A Message from SF SAFE:



Watch streets become communities, and neighbors become friends. Watch crime go down, as security goes up. Watch police become partners as you join with them in making your neighborhood a better place to live.

Start a Neighborhood Watch on your block and see all these things happen!

SF SAFE (Safety Awareness for Everyone) will give you the knowledge and tools to create a stronger, more cohesive and resilient community, and teach you how to be prepared and empowered at work, on the streets or sidewalks and in your home.

Contact SF SAFE at 415-553-1984 or learn more at www.sfsafe.org

Megan's Law Website Access:

The general public can find out information on sexual predators on line by going to the DOJ website: www.meganslaw.ca.gov or at the SFPD link at www.sfgov.org/police. You may check specific names or zip codes to locate those listed in the database.

311 Customer Service Center:

What is 311? 311 is a toll free, **NON-EMERGENCY** phone number that the public can call to access information about government services. A live customer service representative will be available 24 hours a day, seven days a week, and 365 days a year. The service is available to both wired and wireless customers. Wireless customers should call (415) 701-2311. 311 employees will be able to provide translations services in more than 145 languages and dialects and will employ a diverse staff of customer service representatives. Additionally, 311 is set up to accept calls from the hearing impaired by utilizing a TTY System.

*311 will also take police reports if you DO NOT have any suspect description and the crime is not in progress. After meeting these conditions these are the reports 311 will take: Harassing phone calls, vehicle break in, vehicle tampering, lost property, theft, and vandalism/graffiti reports.



850 Bryant Street San Francisco, CA. 94103 (415) 553-1373

Captain Michael Redmond
January 11, 2013

Captain's Message

Dear Southern Station Community Members,

**THIS IS THE NEWSLETTER THAT WAS SUPPOSED TO GO OUT ON JANUARY 11,
SORRY FOR THE DELAY.**

I was able to meet this week with the members of the Southern Station Community Police Advisory Board and was very impressed with the work they have done. I am definitely a lucky Captain to have such a great group and look forward to working with them this year.

I have also met with many businesses and residents of the district this week. We are all facing challenges to improve the district in many areas and I appreciate the enthusiasm of all of you to help.

The officers have been working very hard and have made some great arrests during the week but we also have a lot of work ahead of us. I have some great plans for the district to bring the police officers and community together.

The Police Commission will be holding Town Hall Meetings to gather information from the community on the issue of Less Lethal/Tasers. The Dates and Locations are:

January 22, 2013 from 6:00 pm- 8:00 pm at Hamilton Playground (Geary/Steiner)

February 4, 2013 from 6:00 pm-8pm at Scottish Rite (19th/Sloat)

February 11, 2013 from 6:00pm-8:00 pm at the Bayview Opera House (3rd/Palou)

Please feel free to contact me if you have any questions and/or concerns at
michael.redmond@sfgov.org.

Have a great weekend!

Monthly Community Meeting: ALREADY HELD

The next Southern Station Community Meeting will be Wednesday, January 16, 2013 at 6:30 PM at the Gene Friend (SOMA) Recreation Center located at 270 6th Street (at Folsom).

At the meeting representatives from the Community Justice Center will be there to provide you with an understanding of their program and their community service endeavors.

.....

Southern Station Officers arrest suspect in a copper wire theft from a PG&E underground power vault on the 1600 block of Folsom.

Officers Receive a Low Jack hit in the area of 6th and Folsom Street alerting them that a Stolen Vehicle is close.

Officers spot the vehicle and conduct a traffic stop. As the officers approach the stolen vehicle the driver takes off and then drives head on into the police vehicle. Driver was later taken into custody.

Officers conduct a traffic stop and seize a large amount of ecstasy from two subjects. Further investigation reveals the subjects are very active in the sale of ecstasy in San Francisco.

Officers identify and arrest four subjects responsible for prior MUNI Robberies in the Southern District.

See below for details

.....

Significant Incidents

Attempted Robbery, Threats 130011420

On 01/04/2013 at 8:18 pm, Officers were dispatched to Market and Taylor Street on a report of a robbery. Victim reported that an unidentified black male suspect tried unsuccessfully to forcibly take his cell phone. The victim was able to fight off the suspect but was struck several times. The suspect, as he was fleeing threatened the victim. Officers searched the area for the suspect, witnesses and evidence with negative results.

Robbery w/ a Gun 130012070

On 01/05/2013 at 3:00 am, Officers were dispatched to the unit block of 4th Street on a report of a robbery with a gun. Upon arrival victim reported that he was visiting a friend earlier at a hotel in the unit block of 6th Street. As the victim was leaving his friend's room, two unidentified black male suspects attacked him in the hotel hallway. One of the suspects threatened the victim with a gun. The suspects took the victim's laptop and other items of property, and fled the area. A search of the area for the suspects was made with negative results.

Theft from Locked Vehicle 130016323

On 1/06/2013 at 7:30 pm, Officers were flagged down in the 400 block of Brannan Street on a report of an auto burglary. Victim reported that he returned to his locked vehicle and found his window smashed and his property gone. Officers searched the area for the suspect and evidence with negative results.

Theft from Person 130016442

On 01/06/2013 at 10:50 pm, Officers were dispatched to 4th and King Street on a report of a theft on a MUNI train. Victim reported that an unidentified male snatched his I-phone from his hand and fled off the train. The victim did not get a good look at the suspect. A search of the area for the suspect was made with negative results.

Robbery w/ Knife 130019327

On 01/07/2013 at 11:23 pm, Officers were dispatched to the 100 block of 6th Street on a report of a stabbing. Upon arrival officers located a victim who had been stabbed several times. The victim reported being victimized by four unidentified black males who attacked him and then went through his clothing, taking some personal property. One of the suspects stabbed the victim several times. A search of the area was made for the suspect with negative results.

Attempted Robbery w/ Force 130019515

On 01/08/2013 at 3:12 am, Officers were dispatched to the 1500 block of Market on a report of a woman being attacked. Victim reported that an unidentified white male on a bicycle dragged her for a short distance and went through her pockets before releasing her. The victim said the suspect did not get any of her property. Officers searched the area for the suspect with negative results.

Aggravated Assault w/ a Gun 130022217

01/08/2013 at 9:44 pm, Officers responded to St Luke's Hospital on a report of a gunshot victim from 8th and Mission Street. Victim reported having been attacked by an unidentified black male who attacked him without provocation. During the attack, victim reported hearing a loud "pop" and his attacker ran away. Victim then noticed that he was wounded in his left hand. Victim self transported to St Luke's for treatment where hospital staff reported the incident. Hospital staff reported that the wound could have been self inflicted.

Burglary Commercial 130024348

On 01/09/2013 at 3:39 pm, Officers were dispatched to the unit block of Lusk Street on a report of a burglary at an office. Victim reported that in December of last year an unidentified suspect entered the unlocked office as she was working in the rear and took items of her personal property, and a laptop computer from an unlocked cabinet near the front door.

Robbery w/ a Gun 130025409

On 01/09/2013 at 9:07 pm, Officers were dispatched to the 300 block of Brannan Street on a report of a robbery with a gun. Victim reported he was walking on Brannan when an unidentified black male suspect who was walking in front of him turned and pointed a black gun at him, and demanded his property. The victim fearing for his life gave the suspect his property. A second suspect who had been following in a car, ordered the victim to walk away. The victim heard a car door slam and a vehicle drive away. As officers were interviewing the victim, Northern Station Investigators asked to have the victim transported to Northern to identify some property that they had just recovered. The victim was able to positively identify several items of property that Northern had recovered.

Bank Robbery 130026065

On 01/10/2013 at 9:01 am, Officers responded to the 1200 block of Market Street on a report of a bank robbery. The bank reported that an unidentified white male suspect entered the bank, passed a note and demanded money. The suspect fled on foot onto Market Street prior to SFPD arrival. A search for the suspect was made with negative results.

Robbery w/ Force 130028083

On 01/10/2013 at 9:04 pm, Officers responded to the 1100 block of Market Street on a report of a robbery. Victim reported that an unidentified black male approached her and grabbed her phone. The victim said she struggled with the suspect but was overpowered. The suspect fled the area but tripped and fell before he could make his getaway. When the suspect fell another iphone fell from his pocket. The suspect left the phone he dropped when he got up. Officers searched the area for the suspect with negative results. .

Significant Arrests

Aggravated Assault on Police Officer w/ Other Weapon 130010977

On 01/04/2013 at 5:31 pm, Officers on patrol picked up a "Lo Jack" contact indicating that a stolen vehicle was in the area of 6th and Harrison. Officers located the vehicle and attempted to stop the vehicle. The suspect fled, driving recklessly to evade officers. At one point the suspect intentionally rammed pursuing officers with the stolen SUV. After a

lengthy pursuit officers lost contact with the stolen SUV but later discovered the vehicle abandoned with the engine running in the 700 block of DeHaro. Officers, including a CHP helicopter responded to the area to search for the suspect. The female suspect was found attempting to enter a residence in the area. The suspect was booked on the above charge as well as driving on a suspended license, recklessly evading a Police officer, warrants, auto theft and other charges.

Hit and Run w/ Injuries, Stolen Vehicle, Resisting Arrest 130011577

On 01/04/2013 at 9:17 pm, Officers were dispatched to 11th and Mission Street on a report of a hit and run accident involving a stolen vehicle that occurred at 6th and Mission. Upon arrival officers contacted the victim of the hit and run who sustained a minor injury as a result of the accident. A suspect description was broadcast and officers responded to the area to search for the suspect. Plainclothes officers assigned to the Violence Reduction Team (VRT) located a juvenile suspect walking on Mission Street with another suspect a few blocks away. The juvenile suspect fled but was caught by VRT officers. The second suspect was taken into custody without incident. The juvenile suspect was positively identified as the driver of the stolen/hit and run vehicle by witnesses. The second suspect had a stolen credit card on his person. The suspect was booked on the above charges.

Theft, Possession Burglary Tools, Resisting Arrest 130012155

On 01/05/2013 at 5:27 am, Officers were dispatched to the 1600 block of Folsom Street on a report of an alarm coming from a PG&E high voltage electrical vault. PG&E reported that a suspect was on video inside of the vault. Upon arrival officers saw two suspects walking away from the electrical vault. One of the suspects immediately fled upon contact. Officers were able to catch the suspect who violently resisted efforts to handcuff him. The suspect had wire cutters flashlight, and a wrench in his pockets at the time of the arrest. Investigation revealed several long pieces of high voltage copper wire that had been cut and discarded lying on the ground at the entrance to the electrical vault. The suspect who was caught has a long history of metal theft and vandalism. The second suspect was lost in the area. The primary suspect was booked on the above charges.

Robbery w/ Force, Resisting Arrest, Marijuana Offense 130012666

On 01/05/2013 at 11:46 am, Officers were flagged down at Market and Jones Street on a report of a robbery that had just occurred. The victim pointed out a suspect who was walking quickly away. Officers called to the suspect, who began to flee. During the foot pursuit the suspect attempted to discard a baggie of marijuana that was later recovered. The suspect was eventually caught. The victim positively identified the suspect as the person who attacked him and took his money. During booking, additional marijuana was discovered on the suspect. The suspect was booked on the above charges.

Warrant Arrest 130060415

On 01/05/2013 at 9:39 pm, Officers responded to the unit block of 6th Street to serve an outstanding arrest warrant on a burglary suspect who lived in the area. The suspect was taken into custody without incident.

Warrant Arrest, Possession Burglary Tools, Probation Violation 130014151

On 01/05/2013 at 10:50 pm, Officers on patrol at South Van Ness and Mission Street observed a suspect who they knew to be on probation for burglary from prior contacts. The officers contacted the suspect, and ran a wants and warrants check on him which revealed an outstanding felony warrant. The suspect also had a grinder on his person which can be used cut locks, as well as a signed "Willie Mays" baseball with certificate of authenticity. The suspect could not provide proof of ownership of the baseball. The suspect was arrested on the above charges and the baseball was booked for safekeeping pending identification of the true owner.

Robbery w/ Force 121033500 X

On 01/05/2013 at 10:55 pm, Officers were dispatched to the 1300 block of Gateway Avenue on Treasure Island by the Southern Station Investigative Team (SIT) to contact and arrest a suspect in a recent robbery case. The suspect, a 19 year old was contacted and taken into custody without incident.

Controlled Substance Possession for Sale & Transportation, Possession of Marijuana for Sale 130014640

On 01/06/2013 at 5:25 am, Officers on patrol conducted a traffic stop on a vehicle with no front plate. As officers approached they could detect a strong odor of marijuana coming from inside the vehicle. Officers also saw green leafy residue on the suspect's clothing and lap. Further investigation revealed the suspect also had suspected MDMA "ecstasy" pills, tablets, and packaging materials. Based on the large amount of controlled substance, packaging materials, and a digital scale found at the scene, the suspects were arrested on the above charges.

Methamphetamine Offense, Warrant Arrest, Probation Violation Resisting Arrest 130015751

On 01/06/2013 at 5:27 pm, Officers patrolling the area of 6th and Minna Street observed a suspect who resembled a person known to be on probation. Officers contacted the suspect who admitted he was on probation with a search condition. As officers were conducting a probation search on the suspect he began to resist violently and attempted to discard a small baggie of methamphetamine. The suspect was taken into custody after a struggle. A warrants check revealed an outstanding felony warrant for assault with a deadly weapon. The suspect was arrested on the above charges.

Possession Stolen Checks, Possession Burglary Tools, Resisting Arrest 130015808

On 01/06/2013 at 5:40 pm, Officers on patrol at Market and 7th Street saw the suspect riding his bicycle on the sidewalk in violation of San Francisco Municipal Traffic Code. Officers contacted the suspect who advised them that he was on probation with a search condition. As officers were attempting to search the suspect he began to struggle violently and attempted to reach a large heavy object in his jacket pocket. Officers were eventually able to restrain the suspect and located a "stun gun" in the suspect's jacket pocket. A warrants check revealed the suspect to be on felony probation for burglary. The suspect also had blank checks that were stolen in an earlier auto burglary, as well as tools that could be used to break into vehicles. The suspect was booked on the above charges.

Burglary, Possession Burglary tools 130026883

On 01/10/2013 at 1:43 pm, Officers responded to the 800 block of Mission Street on a report of store security holding a shoplifting suspect. Loss prevention officers reported that the suspect had entered the store with a bag that was lined with tin foil and duct tape. This technique is used to defeat the electronic loss prevention monitors affixed to clothing. The suspect filled his bag with clothes and then walked out. Loss prevention officers detained the suspect and held him pending SFPD arrival. Since the elaborate effort was indicia of intent to commit theft prior to entry, the suspect was arrested for the above charges and the stolen property was returned to the store.

Burglary Hotel Room, Domestic Violence, Threats, Methamphetamine Offense, Resisting Arrest 130027110

On 01/10/2013 at 3:19 pm, Officers responded to the 200 block of 9th Street on a report of a burglary that had just occurred. Victim reported that a known suspect had entered the hotel, and tried to speak with an ex-girlfriend who was visiting a friend in the hotel. When the suspect was refused entry he threatened the ex-girlfriend and left. Minutes later, the suspect stacked up several trash cans on the side walk and climbed into the second floor window, but his target had fled. As officers were taking the report, the suspect was seen fleeing out a side door of the hotel. After a foot pursuit, the suspect violently resisted officer's attempts to put him in custody. The suspect was finally subdued when more officers arrived on the scene. A search of the suspect revealed a backpack full of burglary tools. The suspect was booked on the above charges.

Vehicle Burglary, Possession of Burglary Tools 130027916

On 01/10/2013 at 8:04 pm, Officers responded to the 800 block of Folsom Street on a report of a male breaking into a vehicle. Upon arrival, officers located the suspect who was hiding in a nearby doorway. A witness positively identified the suspect as the person who broke into the vehicle. The suspect had a window punch tool on his person. The suspect was booked on the above charges.

Methamphetamine for Sale, Prohibited Weapon 130027988

On 01/10/2013 at 9:02 pm, Officers conducting surveillance on the 100 block of 6th Street observed a hand to hand sale of methamphetamine in front of a local hotel. Officer arrested the buyer as he was leaving the area, and then located the seller inside of the hotel. The suspected seller was on active felony probation with a search condition. The suspect was arrested for sales and had a stun gun on his person at the time of arrest (a violation of his probation). Both suspects were arrested on the above charges.

Public Transportation Safety Tips



- Be Alert. Know who is around you. Notify the operator if someone acts suspicious.
- While waiting for the bus or streetcar, stand near others who are waiting.
- If the immediate area is deserted or in darkness, stand near an occupied building or in a lighted area until transportation arrives.
- If the coach is empty or nearly empty, sit as far up front and close to the driver as possible.
- Upon arriving at your stop, be aware of those who exit with you. If you feel you are being followed, go to the nearest occupied building and ask for assistance.
- After dark, attempt to get off the bus in a well-lighted area. Use only well-lighted streets to reach your final destination.
- Pick-pocketing usually occurs under crowded conditions. Be aware of jostling and pushing when boarding public transportation.
- If you have shopping bags with you, make sure you hold on to them or place them in your lap. Keep an eye on the shopping bags and be aware of others in your immediate area.
- Never display money or valuables in public.
- Carry your wallet in an inside pocket, or a pocket that can be buttoned.
- Place your arm on the outside of your purse or bag.
- Keep your keys separate from your purse or bag.
- Watch out for strangers who strike up a conversation-used as a trick to distract you.

For emergencies or crimes in progress, dial 911.

For non-emergencies, dial (415) 553-0123



SOUTHERN STATION RESOURCE LIST

EMERGENCY:	911	
Non-Emergency:	553-0123	
SFPD Anonymous Tip Lin	575-4444	
Customer Service Center:	311	
Cell phone 911:	553-8090	
Southern Station:	553-1373	
Web:	www.sfgov.org/police	
(For Crime Stats, Internet reports, etc.)		
Southern Station email	sfpd.southern.station@sfgov.org	
Captain Michael Redmond	michael.redmond@sfgov.org	
Lieutenant Steve Balma	steve.balma@sfgov.org	
(Station Investigations)		
Market Street Foot Beats	553-1373	Sergeant Mark Shea Sergeant Troy Carrasco
Southern Station Anonymous Tip Line	552-4901	
Graffiti Abatement	278-9454	
Graffiti Fax	278-9456	
Southern Station Events:	553-9191	Sergeant Malcolm Anderson
Southern Station Permits:	553-9192	Officer Simon Chan
Code Abatement:	553-1308	
Deputy City Attorney:	554-3887	Jennifer Choi
DPW	695-2020	Dispatch
Dept. Parking & Traffic:	553-1943	
Quality of Life Liaison:	553-1373	
SF SAFE	553-1984	
San_Francisco_SAFE_Inc@mail.vrespc.com		
Homeless Issues:	553-1373	Officer Alan Jou Officer Brett Dawson

A Message from SF SAFE:



Watch streets become communities, and neighbors become friends. Watch crime go down, as security goes up. Watch police become partners as you join with them in making your neighborhood a better place to live.

Start a Neighborhood Watch on your block and see all these things happen! SF SAFE (Safety Awareness for Everyone) will give you the knowledge and tools to create a stronger, more cohesive and resilient community, and teach you how to be prepared and empowered at work, on the streets or sidewalks and in your home.

Contact SF SAFE at 415-553-1984 or learn more at www.sfsafe.org

Megan's Law Website Access:

The general public can find out information on sexual predators on line by going to the DOJ website: www.meganslaw.ca.gov or at the SFPD link at www.sfgov.org/police. You may check specific names or zip codes to locate those listed in the database.

311 Customer Service Center:

What is 311? 311 is a toll free, **NON-EMERGENCY** phone number that the public can call to access information about government services. A live customer service representative will be available 24 hours a day, seven days a week, and 365 days a year. The service is available to both wired and wireless customers. Wireless customers should call (415) 701-2311. 311 employees will be able to provide translations services in more than 145 languages and dialects and will employ a diverse staff of customer service representatives. Additionally, 311 is set up to accept calls from the hearing impaired by utilizing a TTY System.

*311 will also take police reports if you DO NOT have any suspect description and the crime is not in progress. After meeting these conditions these are the reports 311 will take: Harassing phone calls, vehicle break in, vehicle tampering, lost property, theft, and vandalism/graffiti reports.



850 Bryant Street San Francisco, CA. 94103 (415) 553-1373

Captain Michael Redmond
January 24, 2013

Captain's Message

Dear Southern Station Community Members,

What a sports year in San Francisco. We had a great baseball season with our SF Giants winning the World Series title and now the San Francisco 49ers are on their way to the Super Bowl. The Southern District was the site of many parties for the NFC Championship game and at the conclusion of the game everyone showed their excitement for the win in a safe and responsible way.

My staff, with the help of Nicole Workman from SFSafe has started to compile a list of community organizations throughout the Southern District. I have spoken too many of you in regards to some of my ideas to engage the personnel at Southern Station with the community. One of those ideas is to assign Sergeants to the many community groups and organizations in the Southern District to develop a good working relationship to solve whatever problems and/or issues that come up. This will give your group a direct contact at Southern Station to assist you in any way whether it is a nuisance criminal matter or in a situation where you just do not know what your options are.

The Sergeants when presented with a problem will work with you to resolve it with the officers at Southern Station and if need be get other city agencies involved. This will also help in many quality of life complaints where you may feel that when you call 311 and/or our non-emergency line you are getting no response. You will be able to email or telephone the Sergeant assigned to your particular group to notify him/her of the problem and receive some advice on how to proceed.

This in no way is to replace you calling the police in an emergency situation or if you need a response right away no matter how small the crime and/or issue is. All crimes should still be reported immediately. The Sergeant will act as a liaison to your group and be available to attend any meetings that you would like.

If you would like a Sergeant assigned to your community group send me an email with your groups name and a contact person. I will publish the list of groups and Sergeants assigned by mid February.

Lastly, Gary Pegueros contacted me about a website that was created by neighbors in Chinatown and then passed to residents of Diamond Heights. The Diamond Heights neighborhood shared the website with him and fellow NERT members Ken Craig and Alice Rogers. They have tweaked the website to the South of Market neighborhood (www.SouthBeachSafety.com) and it includes a lot of great preparedness information.

Please feel free to contact me if you have any questions and/or concerns at michael.redmond@sfgov.org.

Have a great weekend!

Monthly Community Meeting:

The next Southern Station Community Meeting will be Wednesday, February 20, 2013 at 6:30 PM.

The location and main topic is to be determined.

.....

**Suspect Identified by Southern Officers
in a Stabbing incident taken into
custody for Attempted Murder.**

**Watch your luggage when travelling
(read below).**

Officers perform a traffic stop on a vehicle for a Vehicle Code Violation. There were 3 occupants inside the vehicle. It was discovered that the driver did not have a license and had a warrant out for his arrest. A search of the vehicle was performed and suspected heroin was found inside.

Further search of the vehicle revealed two suitcases that did not belong to the occupants of the car. The officers telephoned the people listed on the identification cards attached to the suitcases and located two people that had just arrived in San Francisco from Chicago. The victims thought that the airlines had lost their luggage but were surprised to hear from the SFPD that their luggage was just found in a vehicle in downtown San Francisco. It was

determined that their luggage was stolen from SFO. Inside of the luggage was ten thousand dollars worth of jewelry and personal items.

BANK ROBBERY SUSPECT ARRESTED.

The suspect in one Bank Robbery and another Attempted Bank Robbery on Market Street has been arrested. It was determined that the same individual was responsible for 2 Bank Robberies and 4 attempted Bank Robberies throughout San Francisco.

See below for details

Significant Incidents

Robbery w/ Force 130044904

On 01/16/2013 at 8:20 pm, Officers were dispatched to 6th and Minna Street on a report of a robbery in progress. Upon arrival victim reported that she was driving on Minna at 6th when one of two unidentified black females yelled at the victim saying she had hit a parked car. When the victim got out of her car to talk to the suspects, she was pinned against the car by one of the suspects and her purse was yanked off her shoulder. The suspects fled the area prior to SFPD arrival. A search of the area for the suspects and witnesses was made with negative results.

Theft from Person 130044998

On 01/16/2013 at 9:06 pm, Officers were dispatched to Market and Golden Gate on a report of a cell phone theft that had occurred earlier at 5th and Market Street. Victim reported that as she was riding a MUNI trolley, an unidentified black male snatched her phone from her hand, using little or no force. The victim followed the suspect off the bus, in an attempt to get her phone back but stopped when a second suspect, an unidentified black female came to assist the first suspect. Officers searched the area for the suspects with negative results.

Theft from Locked Vehicle 130045366

On 01/17/2013 at 1:46 am, a victim responded to Southern Station to report that her vehicle had been broken into. Victim reported that her vehicle was parked in the 100 block of 3rd street earlier. When the victim returned to her vehicle she noted that her window was smashed and her property was gone.

Robbery w/ Force 130056636

On 01/20/2013 at 10:05 pm, Officers were flagged down at 6th and Stevenson regarding a robbery. Victim reported he was parking his vehicle at 6th and Stevenson when an unidentified Hispanic male opened the rear passenger door of his vehicle and snatched his laptop off the seat. The victim tried to stop the suspect but he was punched in the face by the suspect. The suspect fled the area prior to SFPD arrival. Officers searched the area for the suspect and witnesses with negative results.

Theft, Pickpocket, Fraudulent Use of Credit Card 130058400

On 01/21/2013 at 5:00 pm, a victim responded to Southern Station to report that her wallet had been stolen from her purse. Victim reported that she last saw her wallet on today's date at 8:30 am, at 4th and Market when she used it to buy something at a bakery. When she discovered her wallet was missing at approximately 2:00 pm, she called her credit card provider and was advised that her card had been fraudulently used.

Attempted Robbery w/ Force, Battery 130058999

On 01/21/2013 at 8:17 pm, Officers were dispatched to a report of a robbery at 7th and Mission Street. Victims reported that an unidentified young black male approached them and demanded their property. The suspect was with a group of black male and female teenagers. The victims did not take the youth seriously and turned to walk away. The youth said he had a gun but no gun was seen. One of the victims indicated that the youth had a cell phone in his

hand. The youth then punched one of the victims in the back of the head. The victims fled the area and the teenagers got onto a MUNI bus and left the area. Officers searched the area for the suspects with negative results.

Robbery w/ Force 130061748

On 01/22/2013 at 5:59 pm, Officers were dispatched to the 900 block of Mission Street on a report of a robbery. Victim reported that an unidentified black male suspect approached her from behind as she was talking on her cell phone. The suspect pushed her from behind and held her on the ground. The suspect took her cell phone and fled the area. The victim responded to a local business and reported the incident to SFPD. Officers searched the area for the suspect with negative results.

Bicycle Theft 130062144

On 01/22/2013 at 9:05 pm, Officers were dispatched to the 1000 block of Brannan Street on a report of a stolen bicycle. A representative of a business located there reported that a patron of the business locked her bike to a bike rack but when she returned, the bike was gone. Security tape captured the theft on video. Officers contacted the victim later that night and documented the incident. The suspect was described as a white male wearing a referee type shirt. Officers searched the area for the suspect and the bike with negative results.

Theft from Vehicle 130062310

On 01/22/2013 at 10:30 pm, Officers were dispatched to the 800 block of 7th Street on a report of a theft from a vehicle. Victim reported that she parked her vehicle in the 200 block of 2nd Street earlier tonight and left the car to work out. When the victim returned to her vehicle, some personal property was gone and the vehicle was unlocked. Victim was not sure if she locked her vehicle. The victim responded to her home and called SFPD to report the incident.

Significant Arrests

Possession of Stolen Property, Warrant Arrest, Probation Violation 130042936

On 01/16/2013 at 7:45 am, Officers were dispatched to the unit block of Gordon Alley on a report of a stolen vehicle parked there. Upon arrival officers

located the vehicle and two persons sleeping in the vehicle. Further investigation revealed that one of the suspects had an outstanding felony warrant for his arrest and was on probation. Suspect's probation officer agreed to violate the suspect's probation. The suspect was arrested for the above charges and for being in possession of a stolen vehicle.

Probation Violation 130042914

On 01/16/2013 at 9:32 am, Officers working the Safe MUNI assignment saw a suspect standing in the area of 6th and Minna. The suspect was engaging passersby and making eye contact with passing motorists in a way that seemed to suggest a person who was attempting to sell narcotics. Officers contacted the suspect who admitted being on probation with a search condition. A search of the suspect revealed packaging materials, and small rocks of an off white material concealed in the suspect's hat band. The suspect complained that the material in his hat was not real narcotics. Test results on the suspected narcotics were inconclusive. Officers contacted the suspect's probation officer who agreed to violate the suspect's probation.

Robbery w/ Knife, Attempted Homicide w/ a Knife, Parole Violation 130019327

On 01/16/2013 at 1109 am, Station Investigative Team (SIT) members along with patrol officers responded to the State Parole Office located in the 1700 block of Mission Street in an attempt to contact a parolee who was wanted in a prior stabbing that occurred on 6th Street. Officers contacted and arrested the suspect without incident. The suspect was booked on the above charges and for a violating his parole.

Methamphetamine Offense, Probation Violation 130044380

On 01/16/2013 at 5:23 pm, Officers were dispatched to the 1200 block of Market Street on a report of a person causing a disturbance. Upon arrival officers contacted the suspect who admitted being on probation with a search condition. A probation search revealed the suspect had a usable amount of suspected methamphetamine on his person. Officers arrested the suspect for the above charge and for probation violation.

Shoplifting 130044891

On 01/16/2013 5:54 pm, Officers responded to the 800 block of Market Street on a report of security holding a shoplifting suspect. Store security advised that the suspect entered took some clothes and left without paying. The

suspect's identity could not be confirmed so he was booked on shoplifting charges.

Receiving Stolen Property, Heroin Offense, False Personation 130045134

On 01/16/2013 at 10:24 pm, Officers on patrol conducted a traffic stop on a vehicle with three occupants for a vehicle code violation. The driver (who claimed to have just bought the vehicle but had not registered it in his name) did not have a California Driver's License. The driver had outstanding warrants for his arrest. The decision was made to tow the vehicle since it could not be secured.

An inventory search revealed a syringe with heroin inside the vehicle, as well as two large pieces of luggage that the occupants of the vehicle said did not belong to them. Further investigation revealed that the bags had just been stolen from SFO. Inside the luggage was ten thousand dollars worth of jewelry. One of the occupants identified himself using a stolen identification card. The third suspect was finally identified and a warrants check revealed several outstanding warrants. The occupants were arrested for the above listed offenses as well as several vehicle code violations.

Methamphetamine Offense, Probation Violation 130058660

On 01/21/2013 at 6:16 pm, Officers on patrol conducted a traffic stop on a vehicle with two occupants for a traffic code violation. Upon contact with the occupants both the driver and passenger were on active probation for narcotics sales with active search conditions. A probation search of the passenger's purse revealed a usable amount of suspected Methamphetamine. The passenger was booked on the above charges, and the driver was cited for the initial violation.

Shoplifting 130059204

On 01/21/2013 at 7:27 pm, Officers were dispatched to the 700 block of Mission Street on a report of security holding a juvenile shoplifting suspect. Store security reported that the suspect entered the store, took a canvass bag, put several cans of baby formula into the bag and walked out without paying. The Juvenile justice center requested that the suspect be cited and released to his parents. The suspect was cited and released to his mother without incident.

Heroin Offense, Warrant Arrest 130059561

On 01/22 2013 at 3:51 am, Officers were on patrol in the area at Heron Alley and 8th when they saw several individuals huddled in the alley near some trash cans. Upon contacting the suspects a syringe with a brown liquid inside was left lying on the ground. One of the suspects admitted that he was about to inject the syringe containing (according to the suspect) a heroin and methamphetamine mixture. The suspect with the syringe also had outstanding warrants. The suspect was arrested on the above charges.

Public Transportation Safety Tips



- Be Alert. Know who is around you. Notify the operator if someone acts suspicious.
- While waiting for the bus or streetcar, stand near others who are waiting.
- If the immediate area is deserted or in darkness, stand near an occupied building or in a lighted area until transportation arrives.
- If the coach is empty or nearly empty, sit as far up front and close to the driver as possible.
- Upon arriving at your stop, be aware of those who exit with you. If you feel you are being followed, go to the nearest occupied building and ask for assistance.
- After dark, attempt to get off the bus in a well-lighted area. Use only well-lighted streets to reach your final destination.
- Pick-pocketing usually occurs under crowded conditions. Be aware of jostling and pushing when boarding public transportation.
- If you have shopping bags with you, make sure you hold on to them or place them in your lap. Keep an eye on the shopping bags and be aware of others in your immediate area.
- Never display money or valuables in public.
- Carry your wallet in an inside pocket, or a pocket that can be buttoned.
- Place your arm on the outside of your purse or bag.
- Keep your keys separate from your purse or bag.
- Watch out for strangers who strike up a conversation-used as a trick to distract you.

For emergencies or crimes in progress, dial 911.

For non-emergencies, dial (415) 553-0123

14-00000



SOUTHERN STATION RESOURCE LIST

EMERGENCY:	911	
Non-Emergency:	553-0123	
SFPD Anonymous Tip Lin	575-4444	
Customer Service Center:	311	
Cell phone 911:	553-8090	
Southern Station:	553-1373	
Web:	www.sfgov.org/police	
(For Crime Stats, Internet reports, etc.)		
Southern Station email	sfpd.southern.station@sfgov.org	
Captain Michael Redmond	michael.redmond@sfgov.org	
Lieutenant Steve Balma	steve.balma@sfgov.org	
(Station Investigations)		
Market Street Foot Beats	553-1373	Sergeant Mark Shea Sergeant Troy Carrasco
Southern Station Anonymous Tip Line	552-4901	
Graffiti Abatement	278-9454	
Graffiti Fax	278-9456	
Southern Station Events:	553-9191	Sergeant Malcolm Anderson
Southern Station Permits:	553-9192	Officer Simon Chan
Code Abatement:	553-1308	
Deputy City Attorney:	554-3887	Jennifer Choi
DPW	695-2020	Dispatch
Dept. Parking & Traffic:	553-1943	
Quality of Life Liaison:	553-1373	
SF SAFE	553-1984	
San_Francisco_SAFE_Inc@mail.vresp.com		
Homeless Issues:	553-1373	Officer Alan Jou Officer Brett Dawson

A Message from SF SAFE:



Watch streets become communities, and neighbors become friends. Watch crime go down, as security goes up. Watch police become partners as you join with them in making your neighborhood a better place to live.

Start a Neighborhood Watch on your block and see all these things happen!

SF SAFE (Safety Awareness for Everyone) will give you the knowledge and tools to create a stronger, more cohesive and resilient community, and teach you how to be prepared and empowered at work, on the streets or sidewalks and in your home.

Contact SF SAFE at 415-553-1984 or learn more at www.sfsafe.org

Megan's Law Website Access:

The general public can find out information on sexual predators on line by going to the DOJ website: www.meganslaw.ca.gov or at the SFPD link at www.sfgov.org/police. You may check specific names or zip codes to locate those listed in the database.

311 Customer Service Center:

What is 311? 311 is a toll free, **NON-EMERGENCY** phone number that the public can call to access information about government services. A live customer service representative will be available 24 hours a day, seven days a week, and 365 days a year. The service is available to both wired and wireless customers. Wireless customers should call (415) 701-2311. 311 employees will be able to provide translations services in more than 145 languages and dialects and will employ a diverse staff of customer service representatives. Additionally, 311 is set up to accept calls from the hearing impaired by utilizing a TTY System.

*311 will also take police reports if you DO NOT have any suspect description and the crime is not in progress. After meeting these conditions these are the reports 311 will take: Harassing phone calls, vehicle break in, vehicle tampering, lost property, theft, and vandalism/graffiti reports.



Volume 5, Issue 1 January, 2013

Treasure Island News is a community newsletter produced by Good Neighbors of Treasure Island & Yerba Buena Island with input & assistance from Island residents, agencies and businesses

Visit us at TreasureIslandSF.org

INSIDE THIS ISSUE:

<i>New year's S.M.A.R.T. Resolution</i>	3
<i>9-1-1 – Your Link to Emergency Services</i>	4
<i>Bridge News</i>	5
<i>Letters to the Editor</i>	6
<i>Crime Report</i>	8
<i>New Treasure Island in the News</i>	10
<i>Save Our Lady of the Island</i>	13

TREASURE ISLAND NEWS

DEADLINES & CONDITIONS

- All submissions of articles, announcements, and calendar items must be submitted by the 15th of the month prior to publication for consideration. Email

Good_Neighbors@comcast.net

- The editorial board reserves final rights for inclusion and exclusion.
- Acceptable formats are text submitted in Microsoft Word, PowerPoint, Publisher, JPEG or PDF.
- We encourage positive ideas, solutions and creative problem-solving for our communal challenges; we choose to build community rather than find blame.
- The opinions expressed in this newsletter are those of the authors alone.

MAYOR LEE'S STATEMENT ON DEVELOPING SAN FRANCISCO'S HUNTERS POINT SHIPYARD & TREASURE ISLAND PROJECTS

Mayor Edwin M. Lee today (Dec. 17, 2012) issued the following statement on the Lennar and China Development Bank partnership and potential \$1.7 billion loan for major infrastructure projects at Hunters Point Shipyards and Treasure Island:

"The Hunters Point Shipyards and Treasure Island projects are transformative for San Francisco, and we've been working on a number of fronts to attract investments to our world-class City to make these plans a reality. This unprecedented investment is another example of the confidence that global investors have in San Francisco."

On Friday (Dec. 15th, 2012), we received confirmation from the State that the former Redevelopment project at Hunters Point is a fully enforceable obligation and can move forward with financing and construction. This is an important validation, and I remain hopeful the parties will continue to agree on the terms for the loan and Jumpstart construction at the Hunters Point Shipyards and Treasure Island projects. These projects will invigorate our local economy by providing critically needed jobs and housing for our residents."



GOOD NEIGHBORS TO HOLD ELECTION

On March 9, 2013 Good Neighbors of TI/YBI will have its annual election of our Board of Directors at our quarterly meeting in the Shipshape Building (11 am – 1 pm)

To be eligible to run you must:

- Have been a member of Good Neighbors for at least 3 months before the election
- Be 18 years of age or older
- To run for President or Vice President you must also be a resident.

We recommend that you have attended at least one of the previous quarterly meetings. We also recommend that you have read and understand the "Who We Are" and "Bylaw" section of our website, www.TreasureIslandSF.org and are familiar with the Mission Statement.

If you are interested in running for one of the board positions please complete the 2013 – 2014 Candidate Form (found at www.TreasureIslandSF.org.) call 415- 520-6653 to register via paper form, or [click here](#). Once your eligibility is confirmed we will send you a confirmation email or letter.

Deadline to apply is February 28, 2013. On March 1st a copy of all eligible candidates' statements will be e-mailed to all members, posted on the website, and will be provided at the March 9th meeting prior to the election.

Election shall be by ballot, except that when there is only one nominee for each office, in which case the President may call for a voice vote.

If you have any questions, please send them by email to Fransport@aol.com

January 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 	2	3	4	5
6	7	8	9 TIDA Board Meeting - Check TIDA Website	10	11	12
13	14	15	16 Possible Community Meeting - Check TIDA	17	18	19
20	21	22	23	24	25	26 T.I. Flea Market
27 T.I. Flea Market	28	29	30	31		

The (TIDA) Board of Directors meets on the second Wednesday of every month at 1:30 PM at San Francisco City Hall, Room 400. For more information, visit www.SFTreasuresIsland.org

For information about the Treasure Island/Yerba Buena Island Citizen Advisory Board (CAB) Meetings see www.SFTreasuresIsland.org

The Community meeting is the third Wednesday of every other month (every even numbered month), 6:30 PM at the Shipshape

The Navy RAB meeting is the third Tuesday of every other month (every even numbered month), 7 PM at the Casa de la Vista.

Southern (SFPD) Station's community meeting is held on the third Wednesday of each month. Locations vary each month. For information about the meeting locations, or to subscribe to the Southern Station newsletter, please send an e-mail to sfjdsouthernstation@sfgov.org All are encouraged attend!



MAKE YOUR NEW YEAR'S RESOLUTION S.M.A.R.T

After January 1st, most fitness facilities witness the "January Rush," when all people with New Years Resolutions to loose weight and get healthy hit the gym. However, after about the third week in January the gym attendance drastically drops. The people who started the year fresh faced and hopeful, soon see their progress slowed, stalled and sometimes even stopped by busy schedules, children's activities, school and work schedules and any number of countless challenges of life. Year after year we all (myself included) have every intention of bettering our self and our health, but often our New Years resolutions often don't realized. A common reason so many people don't succeed with reaching their New Years resolution goal, might be because their goal was flawed from the start.

When you consider your New Years resolution this year, take time to think it out so that you can make true progress one small step at a time. Consider creating a S.M.A.R.T. goal for 2013. S.M.A.R.T. stands for specific, measureable, attainable, relevant and time-bound. People who make SMART goals are more likely to reach them.

Specific— When goals are too general they can become overwhelming and it is sometimes difficult to know where to start. For example many people make resolutions every January to "get in shape." But getting in shape can mean different things to different people. Take time to specify the exact change you want to see, that will give you a better idea of what steps you need to take to reach that goal.

Measureable— How will you know when you are "in shape?" Define your goal so that you can track your results. Consider:

- How many times will you work out a week?
- How much will you increase how much you can bench press?
- Increasing the length of time you can jog without stopping
- Increase the number of push ups you can do.

Attainable— Seeing the physical results of working out can take time, and happens slowly so that you don't see the results of your hard work. This can be discouraging to many health seekers, especially those that are trying to loose a significant amount of weight. Focusing on performance goals is much more gratifying and empowering. See how long you can increase your pace on the treadmill, add a rep or two to your resistance training, or try to improve the number of push-ups you can do. For many, a good start might be to just take 15 minutes a day to take a walk.

Relevant— One of the most important aspects to setting a goal is considering how relevant that goal is to you. A goal that is not relevant to you is a goal that you probably won't prioritize. If your goal is to loose 20 pounds before summer, chances are you will have to drastically alter your nutrition and amount of physical activity. Although you might like the idea of being 20 pounds lighter, it may not be a very relevant goal for you once you realize that means giving up your favorite treat. Consider your time, resources and values when creating your goal.

Time-bound— Consider the two sayings, "no end in sight" and "light at the end of the tunnel." One conjures up images of exhaustion and desperation while the other is more hopeful and inspires a strong finish. Goals that aren't time-bound are discouraging, as are goals that have a very distant finish line. Sometimes, especially in moments of weakness, it is necessary to create a goal with a very short time-frame. "I will wait 10 minutes before eating that cookie." "I will try to run as hard as I can for 30 more seconds."

Megan Leonard
Treasure Island Community and Admin. Coordinator
YMCA of San Francisco
749 9th Street
SF, CA 94130
Main (415) 765-9037



In the event an unplanned power outage on TI/YBI causes electrical damage or other losses you may be able to file a claim. For info on how to file a claim visit www.sfcityattorney.org and click on the "Filing a Claim" menu.



Treasure Island Notary Public

Registered with the State of California

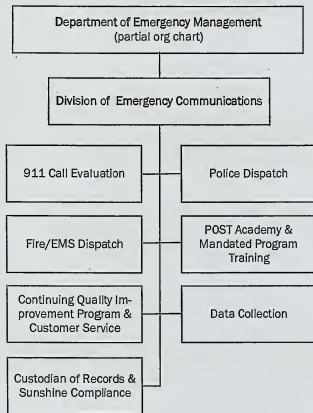
Chad Miller
chadmnotary@gmail.com
(415) 837-8969

9-1-1, YOUR LINK TO POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES—WHO TO CALL IN AN EMERGENCY

This article was reviewed by the Cecile Soto of the SF Department of Emergency Management for accuracy.

At the December 5th Community Watch meeting we hosted Cecile Soto, Operations Manager, Division of Emergency Communications, of the San Francisco Department of Emergency Management (www.sfdem.org) who came to discuss 911 and police dispatch services on the Islands.

The Department of Emergency Management was created in 2006 and is divided into two divisions, the Division of Emergency Communications and the Division of Emergency Services (partial org chart below)



The Division of Emergency Communications (DEC) handles around 2500 calls a day city wide, and is responsible for (among other things) triaging emergency and non-emergency calls for service for the police, fire, and emergency medical services.

The department manages these calls via 911 and the police non-emergency number.

Which Number To Call*

The police non-emergency line (415-553-0123) is for situations that require the police, but do not require an immediate police response (e.g., loud parties, a group of juveniles loitering in front of your home, noise complaints).

Call the emergency line, 9-1-1, to receive help for emergencies and potential emergencies.

- Ask yourself, "What is the level of urgency?"
- Is there danger to life, property or the environment?
- Do you have a police emergency?
- Does the caller or someone else have a medical emergency?
- Does the caller need the fire department?

What Will The Dispatcher Want To Know?

- What is happening
- Where the situation is occurring
- When the incident occurred
- Who is involved,
- Weapon involvement
- Injuries

These questions help them to send the right kind of help to you as quickly as possible. They also help them to keep police officers, firefighters, and paramedics safe by helping them know what to expect when they arrive.

9-1-1 may keep you on the line to gather more information, even after they dispatch police, fire, or medical help to your location. Do not hang up.

When in doubt whether a call is emergency or non emergency, you may call 9-1-1 we will make that determination.

DEC currently answers 85% of San Francisco 9-1-1 wireless calls. When we receive 9-1-1 wireless calls we also get a computer generated display of the caller's location (or close proximity) and the telephone number used to dial 9-1-1. DEC dispatchers are required to verify the address of the emergency and the phone number of the caller. Seconds count during an emergency we want to make sure we send first responders to the right address.

911 wireless calls made near the freeway may be connected to the California Highway Patrol (CHP) Dispatch Center in Vallejo; they transfer the calls immediately to our offices.

Continued on page 7



BRIDGE NEWS

2012 IN REVIEW - This has been a banner year for the Bay Bridge, full of engineering accomplishments, construction milestones and successful closures. Here's a look back at some of our highlights:

BAY BRIDGE OPENS AFTER SUCCESSFUL PRESIDENTS' DAY WEEKEND CLOSURE - February 2012 - The Bay Bridge westbound deck opened 34 hours ahead of schedule after crews worked through the Presidents' Day weekend to construct a detour near the toll plaza. The installed detour safely moved westbound traffic to a new alignment, which will allow the entire new East Span to open to the public earlier than expected.

CABLE STRAND INSTALLATION COMPLETE - April 2012 - The Bay Bridge celebrated another milestone on April 5, when the last of the 137 strands of the Self-Anchored Suspension Span's single main cable was hauled into place. The nearly 1-mile-long cable is comprised of 137 strands, each made up of 127 wires that are anchored into the east end of the road deck.

CABLE INSTALLATION ENTERS COMPACTION STAGE - May 2012 - Once the 137 cable strands were connected to anchor rods and locked into place, crews began cable compaction. This process used a state-of-the-art hauling system to squeeze the cable strands together to form the 2.6-foot-diameter cable.

HIGH-TECH LIGHTS ILLUMINATE EAST SPAN - July 2012 - The new East Span's state-of-the-art lighting system was unveiled - revealing a cutting-edge system of LEDs. The custom-made fixtures were fabricated specifically for the Bay Bridge, and were designed to project light in the direction of travel, providing a uniform glow to protect motorists from glare.

LOAD TRANSFER BEGINS - August 2012 - Crews began the time-and labor-intensive process of load transfer. The complex operation will shift the weight of the decks from the falsework to the cable, transforming the bridge into the world's largest self-supporting bridge.

LOAD TRANSFER COMPLETE - November 2012 - In November the Bay Area became home to the world's largest self-anchored suspension span, as workers completed the highly complex process called load transfer. In less than three months, crews shifted the bridge's weight from the temporary steel support structures to the main cable.

To learn more about these highlights head to baybridgeinfo.org

Crews have worked tirelessly over the past year to achieve these milestones, but it's nothing compared to what we have planned in 2013...

IMPORTANT NOTICE

Resident Hotline for Treasure Island 866-284-0721

The California Department of Toxic Substances Control (DTSC) has established a 24-hour hotline for receiving messages from the community regarding cleanup activities at Treasure Island. Residents can leave messages with questions, concerns, and complaints regarding the environmental cleanup activities at Treasure Island at this number. This hotline will be checked daily Monday- Friday.

Residents may also contact: Radhika Majhail
Public Participation Specialist
Department of Toxic Substances Control
916-255-6681
Radhika.Majhail@dtsc.ca.gov

ANNUAL GOOD NEIGHBOR AWARDS

Every year Good Neighbors shows appreciation to members, residents, and employees on the Islands by formally recognizing the contributions they make to our lives. Do you know someone that should be recognized? It could be a volunteer who teaches a class, a neighbor who picks up your paper when you are away on vacation, or maybe a person who has lead a special effort to improve our individual or communal quality of life.

- To nominate someone, you must be a member of Good Neighbors. It's free and easy to join online at www.TreasureIslandSF.org.
- Recipients don't have to be members of Good Neighbors; however, they must have some connection to the Islands.
- The person must have contributed to improving our quality of life.

Log onto www.TreasureIslandSF.org and fill out the nomination form on the "Annual Good Neighbors Awards" menu item, or [click here](#) for the form.

Remember – if you don't nominate someone you consider to be a positive influence and asset to the community – who will?
Deadline to submit a nomination is March 1, 2013

COMMUNITY WATCH MEETING

Do you want to . . .

- live in a safer community?
- get to know your neighbors?
- be better prepared in an emergency situation?
- improve our community?

Are you ready to . . .

- be Informed?
- be Involved?
- be Active?

Treasure Island Community Watch meets on the first Wednesday of each month. Our next meeting is:

Date: Wed. February 6th
(January meeting is canceled)
Time: 6:00 pm
Location: The Ship Shape

For more information or to confirm meeting, please send an email to

TreasureIslandCommunityWatch@Outlook.com

LETTERS TO THE EDITOR

DISCLAIMER: The views written in the Letters to The Editor do not necessarily reflect the views of the editor of Treasure Island News or of Good Neighbors. To submit your letter to the editor for consideration, send it to TreasureIslandNews@comcast.net by the 15th of the month prior to publication.

Why I won't sign Addendum C

by Jeff Kline

I attended the second meeting about Addendum C ** held at the Ship Shape Building on August 22, 2012, presided over by Jeff Kohler, V.P. of the JSCo, dba the Villages. Several Residents expressed concerns about new grounds for eviction and about securing the housing benefits pre-DDA Residents are entitled to under the Transition Housing Rules and Regulations, among other issues.

Mr. Kohler said he agreed in principle with many of the suggestions, and would take our suggestions under advisement. However, to my knowledge, there have been no further communications from Mr. Kohler or the Villages regarding Addendum C, so I was surprised two weeks ago when my household received a packet containing the finalized Addendum C, and a cover letter dated December 14, 2012, which stated in the 2nd sentence of the 1st paragraph:

"We are pleased to announce that we have been able to incorporate all suggested revisions by the community (received via the community meetings recapped below)."

This is simply not true. As my account of the August 22 meeting above makes clear, there was no real negotiation, and this final version of Addendum C is proof that there was no meeting of minds, since the suggestions made at that meeting were not incorporated into Addendum C.

Numerous Residents, myself included, have tried to work in good faith with the JSCo, TIDA, and the Mayor's Office of Economic and Workforce Development (OEWD), to both preserve our rights under the Original Lease while accommodating the operational need to relocate Residents during different phases of Project development, and to secure housing benefits to which we are entitled.

Pre-DDA Residents in good standing are entitled to Transition Housing Benefits, yet the language of Addendum C renders those benefits conditional and uncertain: "may", "as amended from time to time".

Consequently, I for one do not think we have achieved our goals, and Addendum C is proof that the City continues to put the interests of developers ahead of our community and neighborhood concerns.

** The links to the version of Amendment C that was presented at the Dec. 12, 2012 TIDA Board Meeting—editor

Continued on page 9

911—Continued from page 4

You may also reach DEC via the 10-digit emergency number at 415-553-8090. However, this number is prioritize after 9-1-1 calls; it also does not provide the location (or close proximity) and the phone number of the caller. If the call is disconnected, DEC will not be able to call back.

Note: When calling 911 on a cellular phone near a highway, the call may be connected to the California Highway Patrol (CHP) dispatch center. In other areas in San Francisco, the call will connect directly to SF dispatch. You can also dial directly to SF dispatch: 415-553-8090

How are calls prioritized?

In progress crimes involving life-threatening situations or serious property crimes are assigned the highest priority. These calls are handled on 9-1-1. For example, if the suspect(s) of a crime involving loss of life or serious bodily harm is in the area and might reasonably be apprehended; if there is present or imminent danger to life or major property; a major crime scene might be protected; an elderly person or at risk person is missing.

Calls that involve a potential for physical harm or damage to property, or when the suspect may be in the area, or crime had just occurred are next in priority. These calls are handled on 9-1-1.

Calls where there is no present or potential danger to life or property, the suspect is no longer in the area, crime scene is protected receive the lowest priority. These calls are handled on the police non-emergency number.

Special Notes for TI/YBI Residents

- Because we (TI/YBI) are in such close proximity to the Bay Bridge, calls made to 911 via a cell phone will most likely be routed to the California Highway Patrol.
- To reach 911 police dispatch directly from a cell phone you can call 415-553-8090. This is also the "confidential 911" number to call if you wish to remain anonymous. Calls made to this number are answered as quickly as possible, but they are given second priority to 9-1-1 calls, and your name and location information is not automatically provided to dispatch.

Voices over Internet Protocol, or VoIP, 9-1-1 calls are received at DEC. VoIP converts voice signals from the telephone into digital "packets" that travel over a broadband internet connection. VoIP calls use a modem adapter with a regular phone or a laptop to deliver calls. There are two types of VoIP calls - static or fixed (e.g. ATT, Comcast) and nomadic or mobile (e.g. Vonage). Fixed VOIP act like a regular landline phone and calls can only be made from a fixed address. Nomadic or mobile VOIP service lets callers access telephone services using any high speed internet connection from any location. It is imperative that you register your current address/location with your VOIP provider. When you call 9-1-1 from nomadic VOIP the address that goes with the call is the last address you registered with the provider and may not be the physical address of where you are calling from. Contact your internet phone provider for details.

. In conclusion...

The Department of Emergency Management handles emergency communications and much more for the citizens of San Francisco. Visit www.SFDEM.org for more information.

HELP FIGHT CRIME IN YOUR COMMUNITY

From SFDP Website

ANONYMOUS TIP LINES

Crime prevention cannot be achieved by the police alone. Professional law enforcement officers must work hand-in-hand with the public to fight crime and neighborhood disorder throughout our communities. So, we depend heavily on your assistance in reporting crimes to the police. The following tip line is provided for your use and convenience -415-552-4901.

New II Text a Tip from your cellular phone - It's still anonymous

Through computers with Internet capability, SFPD Operations personnel will view all tips received 24/7 and evaluate each one. If the tip is of an emergency nature, personnel will forward it immediately to the Department of Emergency Management for officer dispatch. They will forward all other tips for assignment to the appropriate investigative bureau or district station. Investigative units will have an Internet-capable computer at their disposal and will be able to text back and forth with the tipster based on a randomly assigned ID number that the system, provided by Citizen Observer, Inc., supplies. The ID number is wholly confidential and is maintained in the company's server.

Procedure: Enter either **TIP411** or **847411** in the "To" field and the keyword **SFPD** in the text field, followed by the message.



**To report a crime
always call the police first!**

**For Emergencies or
crimes in progress
dial 9-1-1**

(from a cell dial 415 553-8090)

**For Non-Emergencies
(415) 553-0123**

CRIME REPORT

By Mark Connors

This report represents calls for service made between Dec. 1 and Dec. 28, 2012. In all there were 47 recorded calls for service in December. This is above average for the year (but appears to be consistent with past years.)

Of the 20 types of incidents listed, 7 were above the moving average, 6 were below average, and 7 were above average.

Calls related to auto boosting (11), fraud (4), and purse snatching (2) were higher than average. It is noteworthy to mention that this is the first time purse snatching has been identified in the reports since we started using crimemapping.org.

Burglaries (8) were less than November, and less than the moving average, but only marginally so. Burglaries were reported on 12th Street (2), Reeves (1), Bayside, (1), Mariner (1), 1300 Block of Gateview Ave (2), and 13th Street (1).

	March	April	May	June	July	Aug	Sept	Oct.	Nov.	Dec	Total To Date	Ave. /Month	Rel to Ave.
Aggr. Assault/ADW	0	0	1	13	3	0	0	1	0	1	19	2	Below
Assault/Battery	4	4	3	13	3	4	5	1	4	1	42	4	Below
Auto Boos/Strap	0	0	1	4	2	2	3	4	6	11	33	3	Above
Burglary	6	8	11	6	18	6	15	12	9	8	99	10	Below
Drunk Driving	0	0	1	1	0	1	1	0	0	1	5	1	Average
Fraud	0	0	2	2	0	1	1	0	2	4	12	1	Above
Grand Theft	0	1	0	1	1	0	1	0	1	0	5	1	Below
Ind Exposure	0	0	1	0	0	0	0	0	0	0	1	0	Average
Intox. Person	0	0	0	0	0	0	0	1	1	1	3	0	Above
Noise Nuisance	3	2	4	11	3	11	9	16	3	2	64	6	Below
Person w/Knife	0	0	1	0	0	1	1	0	0	0	3	0	Average
Person w/Gun	1	1	2	0	0	1	0	0	0	2	7	1	Above
Petty Theft	5	4	4	6	4	7	1	7	0	5	43	4	Above
Purse Snatch	0	0	0	0	0	0	0	0	0	2	2	0	Above
Robbery	0	0	1	0	1	0	1	0	1	1	5	1	Average
Sexual Assault	0	0	1	0	0	0	0	0	1	0	2	0	Average
Stabbing/Cutting	0	0	0	2	0	0	0	0	0	1	3	0	Above
Stolen Vehicle	1	1	1	0	3	6	1	3	0	2	18	2	Average
Strong Arm Robbery	0	0	0	0	0	0	0	3	0	2	5	1	Average
Vandalism	0	4	4	7	7	2	4	3	1	3	35	4	Below
	20	25	38	53	42	42	43	51	29	47	390	39	Above

Which streets were most impacted over all?

- Bayside had a burglary, person with gun and fraud reported.
- Mariner had a burglary, two cases of fraud, and one instance of vandalism.
- The 1300 block of Gateview Ave had two burglaries, one purse snatching, and two strong arm robberies.
- The 400 block of California Avenue experience four incidents of auto boosting, and one of petty theft.

Continued on next page

The following were reported in the Southern District Police Station Newsletter (12/28/2012)

Attempted Robbery: On 12/21/2012 at 8:30 pm, officers were dispatched to 1300 block of Gateview Avenue on Treasure Island regarding a robbery attempt that had just occurred. Victim reported that six (6) unidentified black male suspects followed her off the bus and then attacked her in an attempt to take her purse. The victim was able to fight her attackers off. Suspects fled the area prior to Police arrival. A search was made for the suspects with negative results.

Robbery w/ Gun: On 12/22/2012 at 5:24 am, a victim responded into Southern Station to report that she had been robbed several hours earlier on Yerba Buena Island, on Macalla Road near the I-80 freeway. The victim reported that she was taking pictures of the San Francisco skyline when an unidentified black male exited a teal colored SUV and walked up to her. The suspect produced a small black handgun and pointed it at the victim. The victim fearing for her safety threw her camera on the ground and fled to her car. The suspect picked up the camera, got back in the SUV and fled the area. The victim noted two more suspects in the SUV when it fled.

Robbery w/ Force: On 12/23/2012 at 8:38 pm, officers were dispatched to the 1300 block of Gateview Avenue on Treasure Island on a report of a robbery. Victim reported that she was riding the bus when she exited at her stop. The unidentified suspects, two black males followed her off the bus. The suspects then took the victim's purse after a brief struggle. The suspect fled the area prior to police arrival. A search of the area for the suspects was made with negative results.

Hot Prowl Burglary: On 12/25/2012 at 4:22 pm, officers were dispatched to the 1100 block of Ozburn Court on Treasure Island on a report of a burglary that had just occurred. Victim reported hearing a knock on her front door, and then a window opening. The victim then heard her front door open. When the victim called out the unidentified suspect fled back out the front door. Nothing was taken and the victim never saw the suspect. A search of the area was made for the suspect with negative results.

The calls for service listed above and in the chart only those reported to the police.

News: Southern Station (which includes TI/YBI and SOMA) recently gained a new captain, Captain Michael Redmond. I will attempt to have an interview or article with him and his approach to crime on Treasure Island in the February edition of Treasure Island News and will invite him to an upcoming meeting of Community Watch.

Finally . . . In the meantime, please keep your doors and windows locked, keep valuables out of site, and plan on coming to the February meeting of Community Watch (see page 6).

Letter.. Continued from page 6

Unfortunately, at this point I feel my participation has been co-opted to lend legitimacy to an autocratic juggernaut of a government/private project, that seems prepared to run roughshod over the rights of some of the very same sorts of folks it claims it will benefit (many years in the future).

To recap, there was no meeting of minds and mutual agreement, and the supposed "consideration" consists of housing benefits to which we are already entitled, and which Addendum C makes less certain. Thus we are being asked to give up existing rights without receiving anything in return.

This is no bargain at all, and I do not intend to sign. On the contrary, I am trying to enforce the existing contract (the Original Lease, still in effect) in regards to provision of utilities promised under the Lease. Remaining Residents who have not already signed away their rights must make their own decision, but I want the community to know why I decided not to sign Addendum C.

[Btw, there is a detailed outline of objections by Andrei Romanenko on the Facebook page—
SF Treasure Island Residents (<http://www.facebook.com/groups/294895600565232/>)

Jane Kim

DISTRICT 6 SUPERVISOR



Community Office Hours with District 6 Supervisor Jane Kim!

This is your opportunity to meet with your District Supervisor, voice concerns about city services and policies, get updates on important legislation, and give your feedback on how to improve San Francisco! This is your chance to give input and get information!

First Friday Office Hours* - City Hall Room 282; 1:30pm-3:30pm

For more information and to signup for our newsletter, please visit www.sfbos.org



TREASURE ISLAND IN THE NEWS

Treasure Island and Yerba Buena Island show up from time to time in online and print media and can be easily missed if you are not looking for them. The items presented in the section are:

- a sampling of recent articles (October - December 2012)
- "as is" – meaning you are left to draw your own conclusions
- Hyperlinked! You can check them out at the source

Inclusion or exclusion of an article does not signify approval or disapproval of its content. Future installments of this section will be done on a monthly basis. If you feel an important or interesting article is missing, please send an email to TreasureIslandNews@comcast.net

October

Oct. 2, 2012 - Nevius C.W. **2012 S.F. cracks down on camping in RVs** - SFGate. 2012. Available at: <http://www.sfgate.com/bayarea/nevius/article/S-F-cracks-down-on-camping-in-RVs-3910865.php>. Yes, there is a TI angle!

Oct. 5, 2012 - Smith, Matt. **Navy's Treasure Island radiation report found wanting** - The Bay Citizen. 2012 Available at: <http://www.baycitizen.org/health/story/navys-treasure-island-radiation-report/>.

Oct. 23, 2012 - Swords to Plowshares to Receive Award at Treasure Island Homeless Development Initiative's Annual Fall Event . 2012. Available at: <http://www.prweb.com/releases/2012/10/prweb10045600.htm>.

Oct. 27 2012 - Cabanatuan, Michael. **Water main break dries up Treasure Island** - SFGate. 2012. Available at: <http://www.sfgate.com/bayarea/article/Water-main-break-dries-up-Treasure-Island-3987096.php>.

Continued on page 12



EARN \$ - QUALIFIED TUTORS NEEDED ON TREASURE ISLAND!

Boys & Girls Clubs of San Francisco provides 1on 1 and small group tutoring for youth ages 6-18.

Through a partnership with ACE Home Tutoring, we are looking for highly qualified, enthusiastic tutors to work with youth in the following areas:

- English/Language Arts (All Grades)
- Mathematics (All Grades)
- Science (Middle and High School Level)
- All other subjects (depending on student need)

We have a specific need in the following Clubhouses:

- Treasure Island
- Sunnydale
- Willie Mays Clubhouse @ Hunters Point

Hourly Rate: \$25-\$35 per hour for most subjects. **Up to \$45** for Advanced Subjects (Higher Level Math & Science and all AP courses) Interested? Please email your resume and cover letter to: Spencer Tolliver, Director of Educational Services, stolliver@kidsclub.org



Fast. Free. Confidential.

Community Tax Preparation Service

Get tax help at:

Location: TREASURE ISLAND

Name: SHIP SHAPE BUILDING

Address: 850 AVENUE I

City, State: SAN FRANCISCO, CA 94130

Phone 415-986-4810

THURS11A-7P FR10A-4p SAT10a-4p

Dates: JAN 21 THRU MAR 30 2013

CALL: 415-274-0311

Special Instruction: WALK IN OR APPOINT

Language; ENGLISH

Trained tax preparers are helping thousands of local residents. Come visit us at more than 200 Bay Area locations.

Bring your:

- ☐ Photo ID for each person on your tax return
- ☐ Social Security card or ITIN for each person on your tax return
- ☐ W-2 forms for all jobs held in 2011
- ☐ All 1099s, 1098s and any other tax forms
- ☐ Voided check or bank account and routing number for direct deposit
- ☐ Last year's tax return
- ☐ Childcare provider information
- ☐ Landlord's name, address and phone number for CA renter's credit

Your 2011 income must be less than \$50,000.

Call 211

or visit www.earnitkeepitsaveit.org
to find other sites near you.

 All locations are IRS authorized e-file providers.

Get the refund you deserve. All of it!

**EarnIt!
KeepIt!
SaveIt!**



In the News—continued from page 10

Oct. 27, 2012 - O'Quin, Sgt. Christopher. Sailors train to navigate collapsed concrete jungles. 2012. *DVIDS* - News. Available at: <http://www.dvidshub.net/news/95818/13th-meu-marines-sailors-train-navigate-collapsed-concrete-jungles>.

Oct. 31, 2012 - Bates, Ashley. Contamination Destination | Eco Watch | The Bay Area Environment Column. 2012. Available at: <http://www.eastbayexpress.com/ebx/contamination-destination/Content?oid=3378809>.

November

Nov. 9, 2012 - Van Derbeken, Jaxon. Island residents in the dark over outages - SFGate. 2012. [ONLINE] Available at: <http://www.sfgate.com/bayarea/article/Island-residents-in-the-dark-over-outages-4022181.php>.

Nov. 15, 2012 - Vorderbrueegen, Lisa. New Bay Bridge melds engineering and design - San Jose Mercury News. 2012 Available at: http://www.mercurynews.com/travel/ci_21999622/new-bay-bridge-melds-engineering-and-design.

Nov. 27, 2012 - Treasure Island ramps reopened after police activity | abc7news.com. 2012. Available at: <http://abclocal.go.com/kgo/story?section=news/local&id=8899340>.

December

Dec. 3, 2012 - Smith, Matt and Mieszkowski, Kathrine. Treasure Island development plans inch forward 2012. The Bay Citizen. Available at: <http://www.baycitizen.org/development/story/treasure-island-development/>.

Dec. 7, 2012 - McIntosh, Marie. Radioactive waste on Treasure Island - what you need to know. The Bay Citizen. 2012. Available at: www.baycitizen.org/blogs/pulse-of-the-bay/radioactive-contamination-treasure-what

Dec. 11, 2012 - Levy, Dan. Lennar Said to Get \$1.7 Billion San Francisco Loan - Bloomberg. 2012. Available at: <http://www.bloomberg.com/news/2012-12-11/lennar-said-to-get-1-7-billion-san-francisco-loan.html>.

Dec. 19, 2012 - Billings, Mike. Environmental review for Treasure Island development approved by San Francisco Examiner. 2012. Available at: <http://www.sfoxaminer.com/local/development/2012/12/environmental-review-treasure-island-development-approved-judge>.

Dec. 19, 2012 - Mieszkowski, Katharine and Smith, Matt. Judge's Ruling a Win For Treasure Island Development. NBC Bay Area. 2012.

Available at: <http://www.nbcbayarea.com/news/local/judge-s-ruling-a-win-for-treasure-island-development-184065101.html>.

Dec. 26, 2012 - Bates, Ashley. Alarming Radiation Levels Found on Treasure Island East Bay Express. 2012. Available at: <http://www.eastbayexpress.com/ebx/alarming-radiation-levels-found-on-treasure-island/Content?oid=3422163>.

CHECK'N GO BORROWERS ELIGIBLE FOR REFUNDS

Outreach effort to ID and educate eligible claimants in California resulted from S.F. City Attorney's Consumer Protection Unit lawsuit

SAN FRANCISCO (Dec. 27, 2012)—A three-month outreach effort aimed at identifying and educating Check 'n Go borrowers whose online installment loans at excessive interest rates may entitle them to significant repayments for interest, fees and finance charges launched today with a press announcement in San Francisco City Hall. The 90-day refund program, which will include events with consumer advocates and elected leaders throughout California, is among the terms of an agreement San Francisco City Attorney Dennis Herrera negotiated with the payday lender last June to settle litigation filed in 2007 by Herrera's Consumer Protection Unit.

San Francisco's civil action alleged that the Cincinnati-based Check 'n Go engaged in an illicit "rent-a-bank" scheme aimed at skirting California's maximum allowable annual interest rate of no more than 36 percent for that type of loan. According to records obtained before and during the course of the litigation,

Check 'n Go made online installment loans to California consumers with interest rates as high as 400 percent—for in excess of what state law allows—as late as June 2008.

Through Check 'n Go acknowledged no wrongdoing in agreeing to the settlement, the company agreed to commit \$4.3 million toward restitution to borrowers who obtained online loans between Nov. 2006 and June 2008. Refunds expected to range from \$20 to more than \$4,600 for each eligible claimant.

"The strongest statement we can make against predatory lending in California is to maximize restitution for every borrower who deserves it," said Herrera. "That's why this outreach push for eligible Check 'n Go borrowers is so important, and it's why we intend to work so hard with community partners and elected leaders throughout California to make it a success. Under our settlement agreement, Check 'n Go has committed \$4.3 million for refunds for eligible borrowers—but they need only make a 'reasonable effort' to notify their borrowers. We know from experience that it often takes an extra effort to locate and fully educate

Continued on page 13

Check'n Go—continued from page 11

eligible borrowers who may have moved, or who may reasonably ignore arcane legal notices from an unknown claims administrator. We intend to work tirelessly over the next three months to get the word out to consumers about their rights, and to identify as many potential claimants as possible. We hope this outreach effort for Check 'n Go borrowers matches the success we saw with Money Mart/Loan Mart earlier this year. Together, they should send a strong message to financial institutions about the need to adhere to lawful lending practices in California."

A prior three-month outreach drive earlier this year targeting Money Mart and Loan Mart borrowers partnered with elected officials, consumer advocacy groups, community, faith and labor organizations statewide netted more than \$5.5 million that is currently in the process of being paid to more than 8,100 eligible claimants. The average restitution payment obtained in the Money Mart/Loan Mart efforts was nearly \$700.

Both the Check 'n Go and Money Mart/Loan Mart efforts arose out of litigation that Herrera's Consumer Protection Unit filed on April 26, 2007. That civil action named the payday lenders and an associated out-of-state bank for unlawful, unfair and fraudulent business practices stemming from short-term installment loans (typically marketed to low-income borrowers) at unlawful interest rates. In addition to Check 'n Go and Money Mart/Loan Mart, the original lawsuit named Wilmington, Del.-based First Bank of Delaware as a defendant for aiding and abetting the predatory lending schemes. Herrera's complaint alleged that Check 'n Go offered installment loans of up to \$1,500, with annual percentage rates exceeding 300 percent, through a questionable arrangement with First Bank of Delaware, in a deliberate effort to circumvent California's interest rate and loan principal limits.

Check 'n Go claimants may be qualified for restitution if they obtained a four-month installment loan online between Nov. 2006 and June 2008 through the websites: checkngo.com, ip.fbdol.com, and commandloans.com. To be eligible for repayment, borrowers must mail a claim form and a copy of the required form of identification to the settlement administrator, postmarked by March 28, 2013.

Herrera is urging potential claimants who think they may be qualified for restitution to visit, email or call for more information:

- www.caloanrefund.org
- CALoanRefund@sfgov.org
- (Toll Free) 1-855-581-2350

The litigation involving the Check 'n Go loan settlement is: People of the State of California ex rel. Dennis Herrera v. Check 'n Go of California, Inc., et al. (San Francisco Superior Court Case No. CGC-07-462779).

HELP! SAVE OUR LADY OF THE ISLAND!



Remember when you first saw Bliss Dance on the Playa? Or on Treasure Island in San Francisco? Or have you heard about her and are still meaning to get out there to see her someday? Either way, in a world where it seems like nothing is new and there isn't much that is surprising and inspiring, she was just that for so many of us, even those of us who helped build her. Well now she needs our help!

The good news is that we have reached an agreement with the Treasure Island Development Authority (which approved the installation) and the Black Rock Arts Foundation (who provided the funding for installation in the first place) to extend Bliss' placement for another year to November 2013. But, there are still two things in the way... rust and a lighting system that needs replacement! Bliss Dance, standing 40 feet tall, is constructed out of steel rods and balls and covered by stainless steel mesh. As you can see from the video, the steel interior structure is rusting, and the elements have damaged her lighting system! We can't let this happen! She needs tender loving care and a whole 'lotta treatment.

Luckily, we have found a way to accomplish this without having to take her down. We plan to coat Bliss in a rust-stopping product that is environmentally friendly – it is water-based, non-toxic and emits no harmful fumes. We will also replace her electrical system. Most of the work can be done from the inside, in-place. Only the arms will need to be removed for a few days.

Now, we just need to come up with the funds to cover the costs! Bliss is constructed of small pieces, welded together, and in these connections she is far stronger than any of her pieces individually.

Wouldn't it be great if we could join together as a community, contribute in small pieces, whatever we can afford, and make ourselves stronger in our connections too?

If Bliss moved you, please give, even just a little so that she can continue to do so for all of us. [Click here](#) for more information about how you can help by donating through Kickstarter

Marco and the Bliss Dance Crew

p.s. for more images of Bliss Dance go to www.blissdance.us or just google her! ;)



We're on the web!
www.TreasureIslandSF.org

How To SUBSCRIBE

Anyone can subscribe to this FREE newsletter by sending your request to:

Good_Neighbors@comcast.net

Please encourage your housemates, neighbors, and others interested in Treasure Island to sign up.

The Villages at Treasure Island is no longer forwarding TI News to its residents. Please, sign up today!



Next Quarterly Meeting

Saturday, March 09, 2013

Shipshape

11 am-1 pm

Call (415) 520-6653

for more information.

OPPORTUNITIES FOR EVERYONE!

Find the role that best fits your skills and interests:

Typically volunteers commit 3-4 hours each week during the tax season, January 24th through April 15th

Tax Preparer

Work one-on-one with customers using intake forms and computer software to electronically file high quality tax returns and help working families receive all tax refunds and credits for which they are eligible.

Skills Needed: No tax law experience necessary. Basic computer literacy, attention to detail, customer service skills

Training:

- New Volunteers: 8-10 hours
- Returning Volunteers: 4-6 hours

Asset Assistance

Help customers create wealth by connecting them to affordable banking and savings products. You can help engage customers in the waiting room introducing financial products and promoting saving to customers in both group and one-on-one settings.

Skills Needed: Good communication skills, computer literacy and outgoing personality helpful but not mandatory.

Training: 6-8 hours

Advanced Tax Preparer

In addition to the responsibilities of a tax preparer, complete more difficult returns and assist less-experienced volunteers. With additional training you can assist with the Quality Review Process to ensure that every tax return is completed in full and free of errors.

Skills Needed: Seasoned volunteers, lawyers and tax professionals are perfect candidates for this position.

Training: 4-6 hours (and being able to pass the Intermediate/Advanced test)

Greeter or Administrative

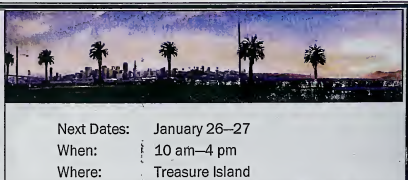
A strong greeter is essential to creating a welcoming atmosphere at the sites. Greet customers and guide them through the intake process, screening for eligibility, and compiling all intake documents. Talk to customers about saving money and sign them up for essential financial products. Assist site managers with administrative tasks.

Skills Needed: Customer Service skills and a high level of organization. Computer skills not necessary.

Training: 3 hours

For More Information contact:

Shannon Wise
415-274-0311 x301
swise@tihdi.org



Next Dates: January 26-27

When: 10 am-4 pm

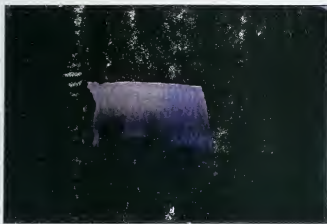
Where: Treasure Island

Treasure Island News

February 2013

Volume 6 Issue 2

Treasure Island News is a community newsletter produced by Good Neighbors of Treasure Island & Yerba Buena Island with input & assistance from Island residents, agencies and businesses



"Window of my world"

Photo by Praise Lundgren 2012, Island resident

TREASURE ISLAND NEWS DEADLINES & CONDITIONS

All submissions of articles, announcements and calendar items must be submitted by the 15th of the month prior to publication for consideration.
Email to: GN.admin@goodneighborsf.org

- The editorial board reserves final rights for inclusion and exclusion.
- Acceptable formats are text submitted in Microsoft Word, PDF, jpeg, pages, Publisher.
- We encourage positive ideas and creative solutions to better our community
- The opinions expressed in this newsletter are those of the individual author.
- Photos are not reproducible without express Permission, in writing, of the photographer.

Good Neighbors of Treasure Island &
Yerba Buena Island

E: GN.admin@goodneighborsf.org
P: 415-520-6653

Good Neighbors of Treasure Island & Yerba Buena Island

We at Good Neighbors of Treasure Island and Yerba Buena Island want to wish you a happy Lunar New Year. We hope that this year has been fruitful so far and continues to be so throughout the coming months.

As an organization and as a community, we have faced many unexpected challenges throughout the year. We have emerged ready to stay focused on activities and events that contribute positively to our neighborhood and its residents. As we begin working towards our core mission of building community through kindness and good works, we ask for your support and volunteerism as it is the cornerstone of what we stand for as an organization.

We would like to thank the community and our partners for the support and encouragement to reach new heights and to improve the quality of life for all here on Treasure Island and Yerba Buena Island.

Last year we sponsored many events on the Island and volunteered in support of events held by our partners and will continue to build on these events this year.

As a group, we hosted the annual community block party, international potluck, and presented the veterans with a banner of signatures to thank them for their service. Unfortunately, the usually festive Christmas caroling event was rained out at the last minute but, according to sources unnamed, a few determined youth set out in the rain and cold to serenade their neighbors. Thank you!

We were also privileged to participate in the Island Cleanup, National Night Out, Back to School Night, Spring festival, Halloween Party and Easter egg hunt. Certified NERT team members, who are also members of Good Neighbors and TIHN, were there to help during the October water emergency and did so with many of our active community members.

Given the amount of opportunities to participate, we encourage you to join us when you can. We will hold our next quarterly general membership meeting on March 9, 2013. Details of the meeting and agendas will be mailed to the email list. If you are not on the membership list or have further inquiry, please contact us at (415) 520-6653 or by email at GN.admin@goodneighborsf.org

**Notes from the Treasure Island Development Authority and
Director of Island Operations Mirian Saez**

2013 Lunar New Year is Sunday, February 10th and coincides with New Year celebrations in many cultures, including Korean New Year, Vietnamese New Year and, most well known in San Francisco, Chinese New Year. As many of you know, a popular longstanding San Francisco tradition is the annual Chinese New Year Parade. This years parade is scheduled for Saturday, February 23, 2013 in downtown San Francisco. The Chinese New Year tradition is to reconcile, forget all grudges and sincerely wish peace and happiness for everyone. It is also traditional for every family to thoroughly cleanse the house, in order to sweep away any ill-fortune and to make way for good incoming luck.



For full information on the 2013 Chinese New Year Parade celebrating the Year of the Snake visit: <http://www.chineseparade.com/>

For an additional list of New Year events taking place in Chinatown visit: <http://www.sanfranciscochinatown.com/events/index.html>

February is National Healthy Heart Month

Million Hearts is a national initiative to prevent one million heart attacks and strokes over the next five years. Million Hearts brings together communities, health systems, nonprofit organizations, federal agencies, and private-sector partners from across the country to fight heart disease and stroke. Prevent heart disease and stroke by eating a diet rich in fresh fruits and vegetables (now available at Island Cove Market), and exercising regularly. The Treasure Island Gymnasium now offers Zumba group exercise classes along with nutrition classes and sporting tournaments.

Visit this website to learn more and take the Healthy Heart Pledge: <http://millionhearts.hhs.gov>



I look forward to continuing our partnership with the City and the Treasure and Yerba Buena Islands community. Wishing you a Happy and Healthy 2013!

Gong Xi Fard Choy! 恭喜发财
Xing Ni Ju Yi! 新年如意



Photo by K. Lundgren

John Stewart Company

Hi All,

It is my great pleasure to introduce to you Elizabeth Moulton as the Assistant Property Manager for The Villages at Treasure Island. We are excited about her addition to our team here at the Villages.

Elizabeth's role will be to improve our services to the overall island community while focusing on communication, resident relationships and the daily operations at The Villages.

Elizabeth brings ten years of experience in California real estate within the areas of property management, project management, commercial real estate, community development, marketing, and legal. Elizabeth has a paralegal degree and is a licensed real estate agent which will certainly serve her well here.

As I am sure you will all soon see, Elizabeth has extensive experience in and is enthusiastic to create a harmonious community where everyone is respected and shares common goals. Having grown-up in San Francisco she has an understanding of the dynamic real estate challenges we all face.

In her private time she may be found spending time with her family or training for her next marathon.

Her contact information is: Email: Emoulton@JSCO.NET, Phone: 834-0211 x15.

We are looking forward to Elizabeth becoming a valued resource to our community. Please feel free to stop by the office and introduce yourself.

Dan Stone
Property Manager.

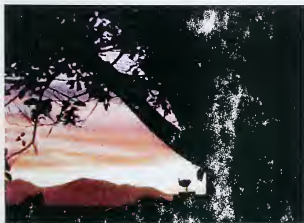


Photo by K.Lundgren 2012

Jane Kim

DISTRICT 6 SUPERVISOR



UPDATE:

Jane Kim is now assigned to two new committees, Land Use Committee and Chairing the City & School Joint Select Committee. Track these meetings at <http://sfbos.org/index.aspx?page=193>

Congratulations!

Take this opportunity to meet with your District Supervisor, Share your concerns about city policy and services, get updates on important legislation, and give your feedback on how to improve San Francisco!

Interns Needed: To apply and for more information please contact Ivy.Lee@sfgov.org

Sign up for email list at <http://www.janekim.org/connect/newsletter>

Office Hours with Jane Kim

First Friday Office Hours- City Hall Room 282, 1:30pm-3:30pm

District Office Hours- February 9, 2013, McCoppin Hub on Valencia/Market Street, 11:00AM - 1:00 PM

For more information and to sign up for our newsletter, please visit www.sfbos.org



Election Notice

On March 9, 2013 Good Neighbors of TI/YBI will have its annual election of our Board of Directors at our quarterly meeting in the Shipshape Building (11 am - 1 pm)

To be eligible to run you must:

- ☐ Have been a member of Good Neighbors for at least 3 months before the election
- ☐ Be 18 years of age or older
- ☐ To run for President or Vice President you must also be a resident.

We recommend that you have attended at least one of the previous quarterly meetings. We also recommend that you have read and understand the "Who We Are" and "Bylaw" material requested by phone or email, and are familiar with the Mission Statement.

If you are interested in running for one of the board positions please complete the 2013 - 2014 Candidate Form (found by emailing GN.admin@goodneighborsf.org) or call 415- 520-6653 to register via paper form. Once your eligibility is confirmed we will send you a confirmation email or letter.

Deadline to apply is February 28, 2013. On March 1st a copy of all eligible candidates' statements will be e-mailed to all members and will be provided at the March 9th meeting prior to the election. Election shall be by ballot, except that when there is only one nominee for each office, in which case the President may call for a voice vote.

If you have any questions, please send them by email to GN.admin@goodneighborsf.org



Next Quarterly Meeting
Saturday, March 09, 2013
Shipshape
11 am—1 pm
Call (415) 520-6653
for more information.

Fishing license required

When fishing in any body of water within the state of California, you must obtain a fishing license.

To get more information on which type of license, fees and location of offices go to:

<http://www.dfg.ca.gov/licensing/fishing/fishdescrip.html>

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2 Groundhog Day
3 SUPER BOWL GO 49rs!!!!!! Watch at Oasis With friends!	4	5	6 Community Watch Ship Shape - 6PM	7	8	9
10	11 YBI Transition Community Meeting Casa de la Vista 6:30 PM	12	13	14 Valentine's Day	15	16 TIHN Island Cleanup day Contact TIHN at 415-295-4704
17	18 Presidents' Day	19	20 Community Meeting Ship Shape-6:30 PM	21	22	23 TI Flea
24 TI flea	25	26	27	28	Notes: February CAB meeting cancelled	

The (TIDA) Board of Directors meets on the second Wednesday of every month at 1:30 PM at San Francisco City Hall, Room 400. For more information, visit www.SFTreasureIsland.org

To inquire about the Treasure Island/Yerba Buena Island Citizen Advisory Board(CAB) meetings, please see SFTreasureIsland.org

The community meeting is held on the third Wednesday of every even numbered month, 6:30 PM at the Ship Shape building.

The Navy RAB meeting is the third Tuesday of every other month (*every even numbered month*), 7 PM at the Casa de la Vista.

Southern (SFPD) Station's community meeting is held on the third Wednesday of each month. Locations vary each month. For information about the meeting locations, or to subscribe to the Southern Station newsletter, please send an e-mail to sfpdsouthernstation@sfgov.org

Jane Kim-First Friday Office Hours- City Hall Room 282, 1:30pm-3:30pm

District Office Hours- February 9, 2013, McCoppin Hub on Valencia/Market Street, 11:00AM - 1:00 PM



Although the Treasure Island Health Network is only four months old, we have come a long way since our first meeting. We are still encouraging positive actions and useful information from the agencies overseeing the Island cleanup. We are also actively pursuing solutions to remove existing barriers to good health, both of the residents and of the island itself.

Part of our mission is to encourage good stewardship of the Island. To encourage each of us to do a little to help keep our island home as healthy as we can. To this end we worked with the SFPUC to allow residents on a wastewater treatment tour at our plant on the island. The tour was quite interesting and gave the attendees an understanding of the water treatment process. Our hosts were highly skilled and informative while providing enough humor to make the experience memorable and fun. The best news is that the water that is returned to our bay is probably cleaner than the bay itself. The bad news is that most of the complications that reduce efficiency are caused by our bad habits. Finally, the best news is that we can help by changing a few habits. See the tips below this article for ways to help.



We also hold regular island cleanup days and have had two since October. While we can all remember to pick up after ourselves and our animals, there has been a lot of garbage drifting on our shores. We hope you will join us on February 16, 2013 for another cleanup day. Call us for more details.

The other focus of TIHN is to afford any resident, former or current, access to information. This may be in the form of outreach, question and answer sessions, alerts or anything related to overall well being. As a part of this task, we are encouraging our neighbors to consider a smoke-free lifestyle. We are looking for mentors who have quit to help their neighbors who are still struggling with quitting. If you are interested in this group, please contact us at the numbers below.



Last, but not least, we have developed a growing online presence and membership. Because our members have expressed an aversion to meetings, we will hold online Q&A with guests that fit the needs of our members. We will list the dates and times online as they become available. For more on our mission and activities, we have these options:

Website tihn2012.org
Email TIHN2012@gmail.com
Phone (415) 295-4704

Facebook: <https://www.facebook.com/TIHN2012>



Help our plant stay online and efficient by:

- Do not put grease down the drain.
<http://www.greasecycle.org/>
- Do not put dental floss in the drain.
- Do not use the drain as a trashcan. Keep out personal care items, including cloths and cotton balls.
- When we have power outages, also reduce your water consumption. The lowered generator power cannot act as efficiently as it does when the plants run on full power.



Fast. Free. Confidential.

Community Tax Preparation Service

Get tax help at:

Location: TREASURE ISLAND

Name: SHIP SHAPE BUILDING

Address: 650 AVENUE I

City, State: SAN FRANCISCO, CA 94130

Phone 415-986-4810

THURS11A-7P FR10A-4p SAT10a-4p

Dates: JAN 21 THRU MAR 30 2013

CALL: 415-274-0311

Special Instruction: WALK IN OR APPOINT

Language: ENGLISH

Trained tax preparers are helping thousands of local residents. Come visit us at more than 200 Bay Area locations.

Bring your:

- ☐ Photo ID for each person on your tax return
- ☐ Social Security card or ITIN for each person on your tax return
- ☐ W-2 forms for all jobs held in 2011
- ☐ All 1099s, 1098s and any other tax forms
- ☐ Voided check or bank account and routing number for direct deposit
- ☐ Last year's tax return
- ☐ Childcare provider information
- ☐ Landlord's name, address and phone number for CA renter's credit

Your 2011 income must be less than \$50,000.

Call 211

or visit www.earnitkeepsaveit.org to find other sites near you.

© 2012 All rights reserved. EITP is a registered trademark of the United Way.

Get the refund you deserve. All of it!

**EarnIt!
KeepIt!
SaveIt!**



TREASURE ISLAND FLEA

Next Edition: January 26-27

Hours: 10 am-4 pm

Where: Treasure Island

HELP FIGHT CRIME IN YOUR COMMUNITY

From SFPD Website

ANONYMOUS TIP LINES

Crime prevention cannot be achieved by the police alone. Professional law enforcement officers must work hand-in-hand with the public to fight crime and neighborhood disorder throughout our communities. So, we depend heavily on your assistance in reporting crimes to the police. The following tip line is provided for your use and convenience -415-552-4901 .

New !! Text a Tip from your cellular phone - It's still anonymous Through computers with Internet capability, SFPD Operations personnel will view all tips received 24/7 and evaluate each one. If the tip is of an emergency nature, personnel will forward it immediately to the Department of Emergency Management for officer dispatch. They will forward all other tips for assignment to the appropriate investigative bureau or district station. Investigative units will have an Internet-capable computer at their disposal and will be able to text back and forth with the tipster based on a randomly assigned ID number that the system, provided by Citizen Observer, Inc., supplies. The ID number is wholly confidential and is maintained in the company's server.

Procedure: Enter either TIP411 or 847411 in the "To" field and the keyword SFPD in the text field, followed by the message.



**To report a crime
always call the police first!**

For Emergencies or
crimes in progress
dial 9-1-1
(from a cell dial 415 553-8090)

For Non-Emergencies
(415) 553-0123

TEXT-A-TIP
TEXT 847411 (TIP411)
TYPE "SFPD" THEN
TYPE YOUR TIP



**Private, Neighborhood Social Network Now
Available to Treasure Island and Yerba Buena
Island Residents**

Nextdoor (www.nextdoor.com), the first private social network for neighborhoods, is now available to both Treasure Island and Yerba Buena Island. Each Island has its own site. Nextdoor is a free online platform specifically designed to foster neighbor-to-neighbor communication. Starting now, neighbors on the Islands can take advantage of neighborhood social networking to build happier, safer places to call home.

On Nextdoor Treasure Island and Nextdoor Yerba Buena Island neighbors can get to know one another and exchange local advice and recommendations. Unlike an email listserve or other online group, neighbor posts are organized and archived for future reference.

Nextdoor was specifically designed to make neighbors feel comfortable sharing information with one another. All members must verify that they live within the neighborhood. Information shared on Nextdoor is password-protected and cannot be accessed by those outside the neighborhood or found on Google or other search engines. And Nextdoor never shares personal information with any third parties.

Please join your neighbors in building a stronger, safer Treasure Island and Yerba Buena Island today at www.nextdoor.com.

EXPLORE YOUR CITY!

Events Around Town

"Heart of the Arts"

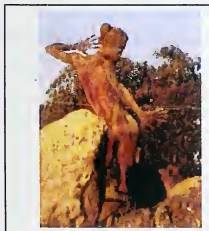


Photo: K.Lundgren

The Bay Lights is an iconic light sculpture designed by internationally renowned artist Leo Villareal. The Bay Bridge will have this stunning fine arts experience for two years starting with the Grand Lighting on March 5, 2013. The Bay lights are the world's largest light sculpture, 1.8 miles wide and 500 feet high and inspired by the Bay Bridge 75th anniversary. Using 25,000 while individually programmed LED lights, artist

Leo Villareal will create complex algorithms and patterns in a dazzling display across the bridge's west span. In December 2012 they tested the lights which could be seen from T.I. This sculpture will prove to be a spectacular addition to our Bay Area Skyline. Now through March 5 you can meet the Bay Lights team, artist Leo Villareal and other culture makers at multiple events. <http://baylights.org>

Bliss Dance



Marco Cochrane and the Bliss Dance Crew are pleased to announce they have surpassed their fundraising goals for restoration of the Bliss Sculpture here on T.I. Many of you know that Bliss has begun to rust and is in need of new lights. Thanks to some 293 backers who have pledged their support; Bliss will be coated with a non-toxic and environmentally friendly product and new lights will be installed inside the sculpture. TIDA and the Black Rock Arts Foundation have extended Bliss placement this year until November 2013.

<http://blissdance.us/#>

Central Subway Moscone Station Public Art Project - Opportunity for Public Comment.

The Arts Commission will vote on a motion to approve the winning proposal by Roxie Paine at a meeting on February 4th, 2013, 3:00 p.m. at City Hall. 1 Dr. Carlton B Goodlett Place, Room 416. All are welcome.

continued on next page

Cont.

The San Francisco Arts Commission (SFAC) and the San Francisco Municipal Transit Agency (SFMTA) has been working together to develop a comprehensive public art program to be integrated into the design of the Central Subway system. Scheduled to open in 2018, the transit system will include three subway stations and one above-ground platform located on Fourth Street and Folsom by the Moscone Convention Center. After public selection and review the panel has selected the proposal by Roxie Paine to recommend to the SFAC for this opportunity. The sculpture, 'Node', by Roxie Paine will be approximately 110-foot-tall sculpture to be located in the entry plaza outside the station. The artist envisions this node or growth emerging from the complex man-made systems existing beneath the ground, which includes the subway, communication, electrical, water supply and waste systems that are lifelines to our cities. The sculpture will also be functional as a way to locate the station from blocks away.

You can view the sculpture on the SFAC website: www.sfartscomission.org. To contact the SFAC Public Art Program Associate Zoe Taleporos: zoe.taleporos.sfgov.org

San Francisco Recs and Parks

The SF Recs and Parks is offering youth educators, non-formal educators and independent youth program leaders for SFUSD schools grade 2-12, a free environmental service learning program. Applications for Winter/Spring 2013 are still being accepted. For more information please contact: ysp@sfgov.org.

Every second Saturday of the month the Port of SF, Literacy and Environmental Justice and SFRPD will have educational and restoration activities at Heron's Head Park at Indian Basin Shoreline from 9:00 a.m. to 12:00 noon. For more information please email: Brenda.Cartagena@sfgov.org

Mobile Rec

FREE rock climbing, BMX biking and skateboarding for youth, every Saturday, from 10:30 a.m. to 2 p.m. Next Saturday February 16, at Garfield Park (26th and Harrison streets). Equipment provided by Rec and Park, but you can bring your own gear.

Subject to cancellation due to rain.

For more information call: (415) 418-0735.

GODSPELL - By Young People's Teen Musical Theatre Company
February 1-3 & 8-10, 2013

The "Godspell" production from gospel of St. Matthew is told through hippie characters living in New York City in the late-1960's and early-1970's. Tickets: \$15 general; \$10 students/seniors can be purchased at www.brownpapertickets.com. For more

information call: (415) 554-9523.

2013 CHINESE NEW YEAR - Dance for Seniors

Wednesday, February 20, 2013 1:00 p.m. to 3:00 p.m.

Angela Cheung will lead some dance routines. Robin Lovejoy will teach a few low impact belly dancing movements.

Please RSVP to this FREE event with Katherine Hill (415) 518-7725.

At the Betty Ann Ong Recreation Center (1199 Mason Street), 3rd floor Multipurpose Room.

SAVE THE DATE: Annual Spring Eggstravaganza Family Event on Saturday March 30, 2013.

There will be live entertainment, carnival rides and games, BBQ competition: Rec/Park SF Police, SFFire: Egg Hunts for all ages!

\$8 per person for more information or to volunteer for the event call: (415) 831-6334.

California State Parks Foundation - Volunteer Opportunity

Seeking volunteers at Half Moon Bay State Beach. The workday is part of an intensive replanting in areas where invasive plants have been removed. Teens over 14 are welcome with a parent or legal guardian. The day is planned for February 9, 2013 from 9:00 a.m. to 12 noon. To sign up please visit: www.calparks.org/parkchampions

CONTEMPORARY JEWISH MUSEUM

The Kinsey Collection: Shared Treasures of Bernard and Shirley Kinsey, Where Art and History Intersect. February 8-May 19, 2013. Presented as part of MoAD's Collectors Series, The Kinsey Collection is one of the largest private collections of African American artifacts, documents and artwork. This collection of rare books, painting, prints, sculpture and photographs includes an early version of the Emancipation Proclamation, Correspondence between Malcom X and Alex Haley, letters by Zora Neale Hurston and Rev. Martin Luther King Junior among other fine pieces. Kehinde Wiley, The World Stage: Israel - Opens February 14, 2013.

The Snowy Day and the Art of Ezra Jack Keats - Closes February 24, 2013
California Dreaming: Jewish Life in the Bay Area from the Gold Rush to Present - through April 28, 2013

Black Sabbath: The Secret Musical History of Black-Jewish Relations - Ongoing.
StoryCorps Storybooth - Ongoing

For more information about these and other events you can visit the website: www.thecjm.org

New Conservatory Theatre Center

"Dear Harvey" by Patrica Loughrey, Music by Thomas Hodges.
Stories of Harvey Milk, the people he knew, the lives he changed. San Francisco
Premier Tribute now through February 24, 2013. For more information:
www.newconservatorytheatre@nctcsf.org

SPCA

FREE Spay/Neuter for SF Cats through February. Free micro chipping available. To
book a February appointment call: (415) 554-3030.

FREE Adoptions February 8-10, 2013.

Party: Cats, Tats & Cocktails Friday February 8, 2013.



Foster Care Bake Sale a fun event offering food, prizes and free workshops for dog and
cat owners 1:30 p.m. to 3:00 p.m.

Family Corner

News for youth and their families

- Free MUNI for youth pilot program through the SFMTA is accepting applications at this time. For applications and more information, please visit their website at <http://www.sfmta.com/cms/mfares/FreeMuniforYouthPilot.htm>
- Jane Kim's office needs interns. What a great opportunity to participate in governance with vibrant and engaged leaders while learning the skills to be one as well. Represent Treasure Island! For more information on applications and interviews contact:

Ivy.Lee@sfgov.org

- Do you have teens? Would they like to help make decisions that directly affect them? Searching for scholarships, grants or work opportunities? Check out the San Francisco Youth Commission at:

<http://www.sfbos.org>

- Youth may volunteer for activities with Good Neighbors or the Treasure Island Health Network while collecting community service hours towards graduation. For more information Contact them at:

Good Neighbors of Treasure Island & Yerba Buena Island

GN.admin@goodneighborsf.org

415-520-6653

Treasure Island Health Network

415-295-4704

TIHN2012@ymail.com



From the San Francisco Business Times

:<http://www.bizjournals.com/sanfrancisco/blog/2012/12/china-development-bank-approves-17b.html>

China Development Bank approves \$1.7B loan for Hunters Point, Treasure Island

San Francisco Business Times by J.K. Dineen, Reporter

Date: Tuesday, December 11, 2012, 3:40pm PST



J.K. Dineen

Reporter- *San Francisco Business Times*

[Email](#) | [Twitter](#) | [Google+](#)

The loan committee of the China Development Bank has approved a \$1.7 billion loan to build new neighborhoods and upward of 20,000 units of housing on the Hunters Point Shipyard, Candlestick Point and Treasure Island.

The agreement, confirmed by sources familiar with the negotiations, is a crucial step in longstanding plans to build new neighborhoods on the two mothballed San Francisco military facilities, which represent San Francisco's largest development opportunities.

The loan will provide \$1 billion for Hunters Point Shipyard, where the first 1,400 homes could be under construction by the first quarter of next year. Treasure Island, which is at least a year behind the Hunters Point project, will get \$700 million.

Lennar is the managing developer of the Hunters Point project. On Treasure Island, Lennar is in a 50/50 partnership with Wilson Meany, Kenwood Investments, and **Stockbridge Capital Group**.

The approval came after Lennar Urban Executive Vice President Kofi Bonner spent a week in China hammering out the final details of the loan. Wilson Meany principal Chris Meany was also on the trip as was Chris Marlin, president of Lennar International. It was Bonner's sixth trip to China since negotiations started in November of 2011.

Alexis Wong, founding partner and chief executive officer of the Prometheus Group, represented both sides in the negotiations. Wong is also a founder of San Francisco-based developer **AGI Capital Group**.

While the deal is not complete, both sides have incentives to wrap it up before Dec. 31 in order to avoid the Foreign Account Tax Compliance Act, which starting in 2013 will require foreign financial institutions to enter into disclosure compliance agreements with the U.S. Treasury.

The deal stipulates that a China-approved contractor will be a general contracting partner in both projects. The current frontrunner is China Railway Construction Co., the world's second largest contractor. Both project agreements require that the projects be built with local union labor.

J.K. Dineen covers real estate for the San Francisco Business Times.

Are you comfortable in your retirement?

If you have a \$500,000 portfolio, download the guide for retirees by *Forbes* columnist and money manager Ken Fisher's firm. It's called "The 15-Minute Retirement Plan." Even if you have something else in place right now, it still makes sense to request your guide! [Click Here to Download Your Guide!](#)

FISHER INVESTMENTS

Doyle Jones Reprints: This copy is for your personal, non-commercial use only. To order presentation-ready copies for distribution to your colleagues, clients or customers, use the Order Reprints tool at the bottom of any article or visit www.djreprints.com.
See a sample reprint in PDF format. [Order a reprint of this article now](#)

THE WALL STREET JOURNAL

WSJ.com

BUSINESS | Updated December 11, 2012, 8:17 p.m. ET

Lennar Lines Up Chinese Loan for San Francisco Projects

By ROBBIE WHELAN

Lennar Corp., one of the largest U.S. home builders, has lined up a \$1.7 billion loan from state-run China Development Bank for two projects that could dramatically alter San Francisco's housing market, according to people familiar with the deal.

The Treasure Island and Hunters Point Shipyard developments would include about 20,000 new homes, as well as an arena and office buildings. Lennar and CDB have been negotiating since last year and details of the talks emerged several months ago.

Officials from Lennar, including Kofi Bonner, the head of the Miami-based builder's San Francisco office, traveled to China last week and reached a deal Friday, these people said. Officials from both sides are rushing to close the deal by year-end to avoid a new U.S. law on foreign investors that goes into effect next year.

In recent years, CDB has provided funding for infrastructure and resource projects around the world, but mostly in Africa, South America and Asia. The Lennar deal would be its first major infrastructure financing loan in the U.S. Lennar declined to comment and CDB couldn't be reached for comment.

As part of the deal, a Chinese contractor is expected to be involved in the project, and the state-run China Railway Construction Corp. is the front-runner to fill that role, people familiar with the deal said.

Work is expected to begin first at Hunters Point, an 140-year-old shipyard that has been controlled by the Navy since World War II. There, a partnership between Lennar, a subsidiary of Estlin & Associates USA Ltd., Ross Perot Jr.'s Hillwood Development Co. and Scala Real Estate Partners, own 75 acres of land and are in the process of acquiring more.

The partnership plans to build 12,500 homes, a hotel, 3.5 million square feet of research-development and commercial space, 80,000 square feet of retail space, and an arena at nearby Candlestick Point. Construction could begin as early as next year, with homes for sale by the end of 2013, according to a person with knowledge of the project's details.

At Treasure Island, Lennar and its partners, including San Francisco developer Wilson Meany, Stockbridge Capital Group, Hillwood, Scala, Estlin, and Kenwood Investments, are working on a longer timeline. The land, which currently is home to about 2,500 people, is still owned by the

Navy, which has embarked on a major environmental cleanup. The land is expected to be transferred to Lennar around the end of 2013. The partnership plans to build 8,000 homes on Treasure Island, a 500-room hotel and about 300,000 square feet of commercial space.

With total assets of more than \$980 billion, the CDB specializes in making big loans to Chinese state-owned companies, but has recently reached aggressively into the world of commercial lending.

Write to Robbie Whelan at robbie.whelan@wsj.com

A version of this article appeared December 11, 2012, on page B3 in the U.S. edition of The Wall Street Journal, with the headline: Lennar Lines Up \$1.7 Billion China Loan.

Copyright 2012 Dow Jones & Company, Inc. All Rights Reserved

This copy is for your personal, non-commercial use only. Distribution and use of this material are governed by our Subscriber Agreement and by copyright law. For non-personal use or to order multiple copies, please contact Dow Jones Reprints at 1-800-843-0008 or visit www.djreprints.com

Subscribe:

| LOGIN

HOME

SERVICES

PROFESSIONALS

LOCATIONS

ABOUT US

RESEARCH

PROPERTIES

CONTACT

HOME | ABOUT US | PRESS ROOM

ABOUT US

AFFILIATIONS

AWARDS/RANKINGS

CAREERS

CLIENT LIST

LEADERSHIP

LOCATIONS

MARKET COVERAGE

PRESS ROOM

SUCCESS STORIES

In the News

December 18, 2012

CDB nearing \$1.7b loan for San Francisco projects

China Daily - USA

A loan of up to \$1.7 billion from State-controlled China Development Bank to finance two major San Francisco housing projects being developed by a US consortium appears to be nearing completion.

Mayor Ed Lee said California officials on Friday approved the city's bond-financing arrangements, allowing for construction to begin at Hunters Point Shipyard and Treasure Island. Conversion of the former US Navy installations into private property has been delayed for years by the inability to secure a private lender despite the San Francisco government's pledge of hundreds of millions of dollars in public-bond financing.

According to local media reports, the first 1,400 homes at one of the two projects Hunters Point could be under construction by next spring. Plans call for as many as 20,000 residences to be built between the two projects, as well as a sports arena and office buildings.

"This is an important validation, and I remain hopeful the parties will continue to agree on the terms for the loan and jump-start construction," Lee said on Monday in a written statement.

The projects "will invigorate our local economy by providing critically needed jobs and housing for our residents," he said.

China Development Bank's partner on the projects is a consortium led by Florida-based Lennar Corp, one of the biggest home builders in the United States.

A Lennar spokesman in Miami declined to comment on Monday.

The projects "are transformative for San Francisco, and we've been working on a number of fronts to attract investments to our world-class city to make these plans a reality," Lee said.

"This unprecedented investment is another example of the confidence that global investors have in San Francisco.

If an agreement on loan terms is completed, the Chinese bank would provide \$1 billion for Hunters Point and \$700 million for Treasure Island, the San Francisco Business Times reported last week.

According to the newspaper, the two sides would likely want to complete the loan deal by Dec 31 to avoid provisions of the US Foreign Account Tax Compliance Act.

Starting in 2013, the law will require foreign financial institutions to have disclosure-compliance agreements with the US Treasury Department. Negotiations toward a deal have been underway since November 2011.

Local media and the Wall Street Journal cited sources close to the talks as saying that the deal would require participation of a Chinese partner as a general contractor on the San Francisco projects. China Railway Construction Corp is the front-runner for that role, according to these reports.

Both project agreements call for construction to be done by local union labor.

The deal, if completed, would be China Development Bank's first loan in the US.

Darlene Chiu Bryant, executive director of ChinaSF, said the public-private body, which promotes economic development through deals with Chinese investors, was "delighted to have played a small role in this most exciting announcement".

"It is the start of many more future Chinese investments, and a testament to the stability and attraction of San Francisco's economy," she said.

"I think it's good news, since Lennar could actually move forward after years of hunting for investment," said Kevin Yi of Heller Manus Architects in San Francisco. His firm has been involved in Chinese-backed local projects.

"San Francisco can be a leader in recognizing the possibilities of Chinese investment in financing major projects and in rebuilding infrastructure," said Robert Berring, a law professor at the University of California, Berkeley, who teaches courses on the Chinese legal system.

He said a deal would be a departure from "jingoism that has plagued such deals in the past", including the unsuccessful 2005 attempt by China National Offshore Oil Corp for US-based Unocal Corp and controversy surrounding the activities of telecommunications-gear makers Huawei Technologies Co and ZTE Corp.

"The time is right. With the right project in the right place succeeding, future ventures will follow," Berring said.

"It is great to receive the mayor's endorsement. That kind of welcome remark was expected, because investment to the city is always a positive move," said Lester Lee, a Chinese-American community leader in Silicon Valley.

He added, however, that previous years have seen development deals in the Bay Area from Hong Kong and other foreign investors get abandoned after hopeful announcements.

"Investment from China with such a high profile will need even more pampering for special-interest groups and a lot more of a PR effort to convince the public this is a positive move for local people," he said.

Skip Whitney, a partner at West Coast commercial real estate firm Kidder Mathews who has done business involving China since the 1970s, called the potential deal a positive, important development for San Francisco and California.

[Back to top](#)

COMMERCIAL REAL ESTATE SOLUTIONS

CALIFORNIA
San Francisco
Redwood Shores
Silicon Valley

OREGON
Portland

WASHINGTON
Seattle
Bellevue
South Seattle
Tacoma
Olympia

Contact Us
877.454.3337

©2012 Kidder Mathews

The Examiner

sfexaminer.com

Environmental review for Treasure Island development approved by judge

By Mike Billings | 12/19/12 6:11 PM

Assistant Managing Editor | Follow On Twitter @Mbillings

The project to redevelop Treasure Island received its second piece of recent good news when a judge approved the adequacy of The City's environmental impact report.

Shortly after the Board of Supervisors approved the project in July 2011, a group called Citizens for a Sustainable Treasure Island filed a suit over the environmental report. Superior Court Judge Teri Jackson ruled Friday that it "provides sufficient analysis to intelligently consider the environmental consequences."

Project supporters were not surprised by the ruling, said Chris Meany of Wilson Meany, one of the partners in Treasure Island Community Development. "We spent a lot of time, effort and money to ensure this EIR was thorough and exhaustive," Meany said in a statement. "It's unfortunate that more time and money had to be spent in a courtroom."

Former Board of Supervisors President Aaron Peskin, a member of the coalition that filed the lawsuit, said the group is conferring with its lawyers about a possible appeal. "We are obviously disappointed," he said, adding that the group has two months to decide its next step.

Jackson's ruling comes on the heels of news that project developer Lennar has come to an agreement for a \$1.7 billion loan for the island development and one at Hunters Point, both of which are shuttered naval bases. That could be finalized soon.

The development plan for Treasure Island calls for 8,000 housing units, which is composed of 6,316 market-rate units and 1,684 below-market-rate ones. The plans also include retail and office space, hotels and new park space.



S.F. EXAMINER FILE PHOTO

A project at Treasure Island could add 8,000 homes.

The project has drawn concern from residents and environmental groups about the cleanup of radioactive material on the island. The Navy used Treasure Island as a site to clean and maintain ships, some of which were used for atomic tests in the 1940s and 1950s. The Navy has met with residents and city officials to offer assurances that the cleanup assessments reveal no major health dangers.

Mayor Ed Lee's office says the environmental review ruling will help move the project forward.

"The ruling reaffirms the City's leadership position in environmental planning and smart, green development," mayoral spokeswoman Christine Falvey said. "We were confident that the appropriate city review of the impacts of redevelopment were considered. Now we can start the work of building San Francisco's newest neighborhood."

mbillings@sfexaminer.com

URL: <http://www.sfexaminer.com/local/development/2012/12/environmental-review-treasure-island-development-approved-judge>

East Bay Express

NEWS- ECO WATCH

December 26, 2012

[Log in / Create Account](#)

Alarming Radiation Levels Found on Treasure Island

The Navy's own data suggests that island residents were at risk of radiation exposure.

By Ashley Bates



26 Navy officials have repeatedly downplayed the risks of radiation exposure to current and former residents on Treasure Island. But data from the US Navy shows that measurements taken in former residential areas of the island revealed pockets of alarmingly high radiation levels. The data, which the *Express* obtained as a result of a public records request, also raises questions as to whether former residents were, in fact, exposed to high amounts of radiation and whether soil on the island can be sufficiently cleaned up for the massive "eco-friendly" housing and commercial development planned for the former Navy base.

"That's a surprisingly high measurement," said physicist Steve Fetter of the University of Maryland School of Public Health in response to the Navy's disclosure of the highest yet surface radiation reading measured on the island — 0.08 rem/hr. (Rem/hr is a measurement, known as a dose rate, of the biological effects of being exposed to radiation.) "If you were standing above that spot for a long time, it would be hazardous. But the [radiation] dose rate would drop off pretty quickly as you moved away — unless there were other nearby objects also emitting radiation."

A 2009 Navy document called the Radiation Protection Plan also revealed troubling data on the concentration of radionuclides in the soil: readings of "up to 9,000 picocuries per gram" were taken on the island, but were limited to certain hotspots. For some perspective, closed military installations in California that had been contaminated with radioactive elements typically must be cleaned to a standard of two picocuries per gram in order to be considered safe. "If there was a high concentration of radionuclides in the dirt, and people were inhaling or ingesting it," Fetter said, "that would be very hazardous."

Despite the newly released data, much is still unknown about the radiation levels on Treasure Island. For example, very little information has been publicly released on the eight hundred-plus truckloads of radiologically contaminated soil that were shipped off the island in recent years. Shaw Environmental, the Navy's lead private contractor, has received a Notice of

Violation from the California Department of Public Health for its failure to properly collect and record this data.

David Brenner, director of Columbia University's Center for Radiological Research, reviewed the Navy's Radiation Protection Plan, which was prepared by Shaw Environmental. He noted the high toxicity of radioactive disks that have been found all over Treasure Island. According to the Navy, these octagonal disks emit contact radiation dose rates of up to 10 rem/hr, but more typically 0.1 to 0.7 rem/hr. "Had someone got hold of one of the metal disks and put it in his pocket for a few days," Brenner said, "the outcome could have been very bad — significant radiation sickness or even death within a few weeks."

The origin of these disks is still a mystery, but they may have been used in nuclear detection and decontamination trainings during the Cold War. The disks were disposed of in four pits on the island. Condominiums that housed military families in the Seventies, Eighties, and Nineties were then built atop these pits. These areas were only recently fenced off to protect the island's 2,000 current residents, many of who are low-income.

Brenner cited one silver lining in the radiation data: only a "comparatively small area of the island" had "highish dose rates." But a key question, he said, is, "How many hours did anyone spend in this region near Building 1321?"

Building 1321 is a former condominium complex for military families located in the scenic seaside area on Westside Drive. During excavations in 2009, the 0.08 rem/hr reading was taken just west of this building about one foot from one or more of the radioactive disks. The reading appears to have been taken in the building's front yard. The highest concentrations of radioactive soil were also found here.

Brenna Summers, who grew up on the island, believes that she may have played in this soil. Summers was about two years old when her parents and three siblings moved to Treasure Island from Hawaii. They lived on the island from about 1972 to 1976, and again from 1981 to 1985. During both periods, her family unknowingly lived atop the site of the former mock-up nuclear decontamination-training ship called the *Pandemonium* and alongside one of the pits where the radioactive disks were buried. Her family resided in Buildings 1315 and 1316 — just a couple doors down from Building 1321.

Summers remembers that there used to be a playground and a park with picnic benches adjacent to Building 1321. "We were all digging in there, and eating the sand, and doing everything that little kids do," she said. The playground featured a turtle sculpture that kids could crawl underneath.

Two weeks ago, Summers read previous *Express* investigations of contamination on Treasure Island (see "A Radioactive Isle," 9/5 and "Contamination Destination," 10/31). She wonders if the combination of radioactive and chemical contamination on the island might explain the health nightmares that she and her family have suffered over the years. "We've been sick with all these different, random, weird things for so long," she said, "and we've just been looking for answers."

According to Summers, her sister Misty, who was seven when their family came to Treasure Island, had an emergency hysterectomy at age eighteen to remove a pre-cancerous mass from her uterus, fallopian tubes, and ovaries. Her other sister, Heather, was pregnant while living on the island; Heather's son was born with birth defects. Summers' children were later born with birth defects as well. Summers' mother and sister Misty survived skin cancer; her brother Brian had a pre-cancerous growth removed from his face. Everyone in the family has suffered some form of autoimmune disease. All the pets the family owned or took care of while living on the island — including eight dogs and three cats — died of cancer. With the exception of one cat, all the pets died between the ages of one and six years old.

At least thirteen cancer survivors and at least two people who died of cancer lived in homes atop or bordering the pits where the radioactive disks were buried. Breast cancer survivor Kim Kellner (who is featured in the video accompanying this article) grew up next door to the Summers family at 1317 Gateview Avenue. Kellner and her childhood friends are currently tracking down their former neighbors and classmates in an effort to determine exactly how many of them developed cancer. Many other past residents are likely unaware of contamination discoveries on Treasure Island, as the Navy has not contacted any of them.



Current residents, unconvinced by public officials' repeated assurances that they are safe, have recently formed the Treasure Island Health Network (TIHN2012.org). Summers completed one of the group's surveys designed to assess health trends among past and current residents. She said that current residents have some of the same early health issues that her family suffered — including bizarre rashes, breathing trouble, and bald spots. These particular problems dissipated after the Summers family left the island.

Many types of non-radioactive chemicals — including at least 24 chemicals of present concern on Treasure Island — can cause both minor and serious health effects. Additionally, cancers, genetic mutations, and birth defects are all linked to radiation exposure. However, even if an epidemiological study of Treasure Island residents were conducted, causality would be extremely difficult to establish because all these health problems also occur among people who are not exposed to contamination.

For example, about 45 percent of the general population will ultimately develop some form of cancer, irrespective of radiation exposure. Brenner, of Columbia University's Center for Radiological Research, said that a very rough rule of thumb is that each 100 rem of total long-term radiation exposure will add an additional 8 percent risk of cancer in one's lifetime. Individuals exposed at younger ages are at greater risk. To get a rough estimate of the risk to people exposed as children, Brenner advised increasing that risk estimate to about 15 percent per 100 rem. Thus, assuming that Summers and her siblings were exposed to a total of 100 rem of radiation over their eight years on the island (which is unknowable with current data), Brenner said they would have a "very approximately 60 percent chance of developing cancer during their lifetime — the normal 45 percent plus an additional, radiation-related 15 percent." This risk would be greater if Summers inhaled or ingested a concentrated amount of radioactive dirt.

Without more information from the Navy, it's impossible to know if the playgrounds, parks, and yards atop the disposal pits posed serious dangers. The Navy has vaguely indicated that higher readings were found in "limited locations where radioactive material was co-located and buried below ground

or where individual commodities lay near the surface." ("Commodities" is the Navy's preferred term for solid radioactive objects.)

Meanwhile, Summers is redoubling her efforts to monitor her own health, including getting her moles removed at the earliest possible sign of pre-cancerous cells. "If we were to find out that all these different illnesses that we had could be traced back to [Treasure Island], it would be kind of bittersweet — because we would finally have an answer, which is nice, but then the answer is not so nice," she said.

"I'd like to know what I can expect in my future."

Contact the author of this piece, [send](#) a letter to the editor, [like](#) us on Facebook, or [follow](#) us on Twitter.

Related Stories

Contamination Destination

Officials contend that Treasure Island is safe, but residents say health problems abound.

by Ashley Bates

Treasure Island: A Radioactive Isle

A growing number of former residents have cancer, and sources involved in cleaning up the former military base say the Navy has deceived the people who live there now.

by Ashley Bates

Treasure Island Flea lures shoppers

Nanette Asimov

Updated 8:51 pm, Sunday, December 30, 2012

It wasn't enough this Christmas for Lisa Ha of Pleasanton to buy a purple polka-dot towel set, a brain-shaped lollipop, hang-gliding lessons, a cotton-candy maker, tickets to a horse race, a Dr. Who lunchbox, oven mitts, taxi-shaped cookies, two years of baby clothes and the entire Harry Potter DVD series for her family and friends.

So Saturday, she went shopping.

Ha, 24, picked up three rings made of conch shells, apple and blueberry dog biscuits, lemon curd, oil and vinegar, a subscription to The Chronicle and a chicken taco at the Treasure Island flea market.

Her friend from college, Kimberly Hunter, bought a chocolate bar.

Affordability is key

Like hundreds of people who, just four days after Christmas, browsed the merchandise-laden stalls of the one-weekend-a-month flea market in the middle of San Francisco Bay, Ha loves to shop.

"I actually shopped before Christmas, on Christmas, and the day after Christmas," Ha said with a smile.

It's not that she's addicted to shopping or goes into debt to support the habit.

Ha, an accountant and part-time tutor, buys only affordable items that she thinks people - including herself - will love. She considers donations to animal shelters and other charities some of her best purchases. And her Christmas Day shopping spree was to buy groceries for her grandparents.

There are others like Ha. On Saturday, they could be found crowding into Treasure Island's vast, historic Building One, which houses the flea market during the winter season.

Teachers Rylan Stewart, 28, of Santa Clara and Desirée Camarda, 42, of Fremont, gave and got plenty of holiday gifts this season. But they still thought a good way to spend their two-week winter break was to hunt for bargains among the flea market's buttons, gloves, baskets and 19th century purple patterned glass salt shakers.

"How can you ever be tired of shopping?" Stewart enthused.

"We're girls!" Camarda explained.

To her point, Chuck Simms of Concord ran his hands briefly over a "Hard Day's Night" record album by the Beatles before sliding it back into a box of old vinyl and looking around for something else to do.

"I dragged him here today," chuckled his wife, Sheri Simms, 50, who is already shopping for Valentine's Day, when she is hosting a tea and craft day. "I'm never shopped out."

But the pleasures of procuring are most definitely not confined to one gender alone.

Artful decision

Kristian Castro, 22, of San Diego, satisfied his obsession with lip balm by adding a new Vegan Mint to his collection from Roxxy McQueen's Roxxy Star Cosmetics.

"But I came here to buy art," Castro said, his eye on a whimsical cityscape by artist Mark Ludy of Oakland. The only question was whether to get the small print for \$14, or the large for \$40.

The never-ending lure of commerce proved lucky for vendors like Danaé Clohan, 41, of Faerie Goatmother, who within minutes of the 10 a.m. opening sold two Morning Mint goat's milk soaps from the company's own herd, and a half a dozen of the Calendula Bay Rose, a new scent.

"No," Clohan said. "I don't think they're shopped out at all."

■ 12/30/12

Treasure Island Flea, at 1 Avenue of the Palms on Treasure Island, is open from 10 a.m. to 4 p.m. the last weekend of every month, and is held indoors between December and March. Admission is \$3. Parking is free, and dogs are allowed. www.treasureislandflea.com.

Nanette Asimov is a San Francisco Chronicle staff writer. E-mail: nasimov@sfgate.com

[Ads by Yahoo!](#)

© 2013 Hearst Communications Inc.

HEARST newspapers

SFBG

SAN FRANCISCO BAY GUARDIAN ONLINE

Published on *San Francisco Bay Guardian* (<http://www.sfbg.com>)

SFBG > [Pixel Vision](#) > Printer-friendly

Help Blissdance stay on Treasure Island

By *steven*

Created 12/31/2012 - 11:59am



Blissdance, the 40-foot-tall sculpture of nude woman built to dance at Burning Man in 2010, became a beloved, iconic local art installation when it was placed on Treasure Island later that year. What was meant temporary placement has been repeatedly extended by the Treasure Island Development Authority and artist Marco Cochrane's crew.

But she was never meant to dance in these foggy elements for such a long song. So if she's going to remain there for the extra year that TIDA has authorized, she's going to need some help in the form of a rust-proof protective coating and an overhaul of her lighting system.

And that's where we all come in -- at least those of us who want to see her continue dancing there, framed against the San Francisco waterfront and skyline. Cochrane and his crew have [started a Kickstarter campaign](#) to raise the \$16,000 they need by Jan. 10.

At this point, they're more than halfway to the goal, so take some of that extra cash that grandma sent you for the holidays and apply it to a worthy cause: supporting local art and artists, and ensuring this place remains a hub of creativity. Or if that's not good enough, do it for nude dancing women everywhere.

Treasured, Giant Female Nude Sculpture in Disrepair

Originally built for Burning Man, "Bliss Dance" is rusting away on Treasure Island

By Melissa Parnier | Friday, Jan 4, 2013 | Updated 3:09 PM PST



advertisement

What is possibly the largest female nude sculpture in the country is in danger of rusting away.

div.vldc { width:578px; height:324px; }



Fast Eating Award at 1.3
More
Photos
and
Videos

The towering 45-foot statue of a shapely woman poised on one leg with arms outstretched was originally built to withstand the blowing sand at annual art and music festival Burning Man, held in the Nevada desert.

Now the sculpture, dubbed Bliss Dance, is on display on Treasure Island, the man-made former naval base in the middle of San Francisco Bay, where the salt air is eating away at her.

Built by artist Marco Cochrane for the 2010 iteration of Burning Man, the 7,000-

pound Bliss Dance was installed on Treasure Island in May 2011 at the behest of the city of San Francisco, which owns the island and is the process of redeveloping the 535-acre piece of land.

Since then, the figure has drawn countless visitors who stand in her shadow, photographing her graceful frame while attempting to imitate her lithe pose.

The piece was the first public art installation on the island since it was built in to host the 1939-40 World's Fair.

The sculpture, made of steel rods and balls and covered in metal mesh, was initially intended to be a temporary installation, but Bliss Dance has become so beloved that authorities have repeatedly



extended her stay.

For now, she's allowed to stay until November, but she needs some help before that.

Cochrane, [pictured at right](#), is currently raising funds to try to weatherproof Bliss Dance, which is filled with lights and glows at night. He and his crew need \$16,000 by Jan. 10, and as of Friday, they had about \$11,500 with five days to go.

"The problem is, she's rusting, and her lights are getting messed with by all this rain," Cochrane said in a video made for the [Kickstarter fundraising campaign](#).

"She needs tender loving care and a whole 'lotia treatment," states the campaign's web page. Cochrane plans to climb inside the statue and remove the rust with wire brushes and paint a weather-proof coating on the metal.

The sculpture is spotted with reddish dots where rusty water has poured out from the interior onto the exterior stainless-steel mesh.



"When we built this, we didn't have time to paint this or do anything about the rust," Cochrane said. "We thought it was only going to stay up for six months. ... We really need to fix this."

The director of the Treasure Island Authority, which oversees the property, said she hopes the sprawling steel ambassador will remain on the island, at least until the island undergoes a mass redevelopment in the coming years.

Public art expert Liesel Fenner of Washington-based Americans for the Arts said that the temporary nature of Bliss Dance may be part of her charm.

"When statues, sculptures, representation works become permanent parts of civic plazas and the like, we forget we're there," said Fenner, who is the public art program manager for the nationwide nonprofit. "The fact that it will be there for a distinct amount of time ... will make Treasure Island a destination and will add some vibrancy."

She said San Francisco officials should be lauded for approving the short-lived installation.

Fenner said she had polled some art historian colleagues and they could not think of a similar nude female figure that was larger than Bliss Dance, with the exception of a horizontal land sculpture called Lady of the North in England. Large, ancient depictions of Asian deities may be larger, however, she said.

"I don't know if it will go down in the art history cannon, but it's commendable that it's temporary because to keep urban space vibrant, we have to keep public art rotating through spaces," Fenner said.

KNTV's Joe Rosato Jr. contributed to this report.

Follow NBCLA for the latest LA news, events and entertainment! [iPhone/iPad App](#) | [Facebook](#) | [Twitter](#) | [Google+](#) | [Instagram](#) | [RSS](#) | [Text Alerts](#) | [Email Alerts](#)

San Francisco Chronicle
Subscribe to the weekend
Save 40%

PUTNAM SUBARU San Francisco & Burlingame
ALL NEW 2013 FORESTER
\$4500 PUTNAM DISCOUNT
FINANCING OFFER
\$ NEW FORESTERS TO CHOOSE
CLICK HERE



SFGate

Friday Jan 25, 2013 2:44 PM PT

65° F San Francisco, CA (change)

Mostly Cloudy

Today
45/67

Sat.
46/57

> 5 Day Forecast Traffic

Web Search by YAHOO! Business

Sign In | Register

Home News Sports Business Entertainment Food Living Travel Columns Shopping

Cars Jobs Real Estate Index

Bay Area & State | Nation | World | Politics | Crime | Tech | Obituaries | Opinion | Green | Science | Health | Education | Weird

Radiation worries on Treasure Island

Matt Smith, Bay Citizen

Updated 11:25 am, Tuesday, January 15, 2013

VIEW: LARGER | HIDE

1 of 17 < PREV NEXT >



Aerial view of Treasure Island. August 27, 1986. Photo: Deanne Fitzmaurice, San Francisco Chronicle



12 118 3

Tweet Like

Share

Radioactive contamination at the former Treasure Island Naval Station, where San Francisco plans to build a high-rise community for 20,000 residents, was more widespread than previously disclosed, according to a new Navy report and other documents.

Although the Navy and one state agency say cleanup on the island has been effective and the remaining contamination is minimal, the state Department of Public Health expressed alarm about the possibility of lingering radiation as recently as May.

The latest findings appear likely to complicate the environmental cleanup and construction on Treasure Island. Internal e-mails and documents the Bay Citizen obtained reveal the Navy's cleanup was riddled with mistakes.

The Navy's draft report, dated Aug. 6, marks the first time the military has fully acknowledged that the island, created from landfill in 1937, was used as a repair and

Photo Galleries Displaying 1-3 of 40



Backstage with "Anything Goes"



ELLE's Women in Television Celebration



Herring



From Around the Web

Causes of Death You Won't Want on Your Death Certificate (Ancestry)

What Toyota Doesn't Want You to Know About the Prius (Consumer Car Reviews)

Early Diabetes Warning Signs You Shouldn't Ignore (Live Better America)

[7]

Most Read | Most Commented | Most Emailed

1. SF restaurants pocketed health care fees
2. Harbours marked by family loyalty
3. SF Ballet's 80th season gala opening
4. Woodside estate becomes 2nd most expensive property ever sold in the U.S.
5. Naked woman arrested after driving car into fiancé
6. Prosecutor: Murder suspect was growing pot
7. Eddie D. may return to scene of crime

Today's Deal

\$79 - Presale: All-Day River Raft Trip w/Lunch, Reg. \$160



SALE ENDS IN
8d:09h:22m

PRICE
\$79

salvage operation during the Cold War for ships that may have been exposed to nuclear testing in the Pacific.

Another potential source of contamination was a training ship the Navy intentionally doused with low-level radiation so sailors could practice scrubbing it clean. In a 2006 report, the Navy maintained that two sites where the now-dismantled ship was located were free of radiation, but the new report acknowledges that may not be true.

Pressed by state

The Navy prepared its draft report in response to concerns voiced by state regulators, who pressed for details after cleanup workers found radioactive waste in unexpected locations. The Navy has been preparing since 1993 to hand over Treasure Island to the city, which has agreed to pay \$105 million for it.

The Navy and the state Department of Toxic Substances Control, which is also monitoring the cleanup, say that in general radiation levels found on the island are too low to endanger human health.

However, in a December 2010 e-mail, state public health official Peter Sapunor noted that Navy contractors had dug up and hauled off 16,000 cubic yards of contaminated dirt, some with radiation levels 400 times the Environmental Protection Agency's human exposure limits for topsoil. Sapunor said he believed extensive radioactive material remains in the soil surrounding those excavations.

Mayor aware

San Francisco Mayor Ed Lee is aware of the Treasure Island radiation issue, said Michael Tymoff, his deputy overseeing the development project.

Tymoff said San Francisco has urged the Navy to respond to California health officials' demands for a thorough radioactive cleanup. But he added that his office doesn't expect the latest disclosures to delay the summer 2013 groundbreaking for the \$1.5 billion housing project, which is being developed by a consortium including Lennar Corp.

Navy environmental cleanup coordinator James Sullivan accused state public health inspectors of making exaggerated allegations.

The state's environmental management team has had a lot of turnover, Sullivan said, "and some of the history gets lost with personnel."

State public health officials declined to discuss their reaction to the Navy's new report, saying they would respond within 30 days through comments on the draft version.

Officials with the Department of Toxic Substances Control, however, said there is no health risk.

"If it were a public health issue, the (toxics control department) would have been very aggressive in taking steps to address it," said Denise Tsuji, chief of the unit monitoring the Treasure Island cleanup.

Contractors hired by the Navy to rid the island of its toxic past relied on an inaccurate 2006 assessment, according to a series of memos, notices of violations and e-mails from the state Department of Public Health.

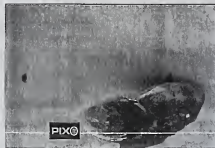
The 2006 report said nuclear activity was limited mostly to 1940s-era instruction in radioactive warfare conducted in classroom facilities and on the mocked-up training ship - the Pandemonium - where sailors also were trained in cleaning up radioactive contamination.

The fake ship was doused with low-level radioactive material, which sailors washed off. Radiation in the stored wastewater dissipated within a few weeks, the Navy had reported.

But soon after the report was issued, workers with private environmental contractors hired by the Navy uncovered radioactivity in areas that were supposed to be clean. One civilian

Dolphin stranded in Brooklyn's polluted

PIX11



FROM OUR HOMEPAGE



Joani loves competition too
Harbaugh sister is as fiercely loyal and supercompetitive as her older brothers.



Sweeping vistas in Montclair
Eight-bedroom in the E. Bay hills centers on a courtyard, was built in the 1930s. Asking \$2.9M.



Gala for SF Ballet's 80th
The gowns are out in force, as are the notable locals, in a glamorous night of dance.

cleanup worker was ordered off the job after being exposed to the maximum radiation dosage allowed under Nuclear Regulatory Commission guidelines, said Sullivan.

What Navy missed

Then, in 2009, new radiation findings led the Navy to halt operations and reassess its contractor's work plan, according to minutes of a citizens advisory committee overseeing the cleanup.

State health officials recommended in strongly worded memos that the Navy scrap the 2006 report and begin its radiological assessment anew.

For one, the Navy had failed to fully detail what had happened to remains of the Pandemonium, according to a July 2011 health department review. The Navy recently dumped debris from two training sites into an undisclosed landfill, the review said, then declared the sites clean without testing for radiation.

"The Navy has not responded to requests for the location of the landfill," the review added.

The new Navy report acknowledges that the military conducted no "radiological investigations" of the two Pandemonium sites. The Navy now intends to test both.

Using photographs and other archival material, Navy researchers also discovered that Treasure Island was a major Pacific center for ship repair and salvage during the Cold War. They found indications that ships berthed there could have been contaminated with radiation from Pacific nuclear bomb tests.

More tests coming

John Hill, a civilian in charge of the island's base closure for the Navy, said the new report will be used as a guide for further testing at some sites, such as where workers once cleaned, repaired and salvaged ships. Areas given a clean bill of health will be the first prepared for turnover to the city for the housing development.

However, Stephen Woods, the state public health cleanup manager, accused the Navy in May of rushing its latest evaluation. Woods wrote in a memo to the Department of Toxic Substances Control that the Navy had delayed releasing sample data to state health inspectors, and failed to test for radioactive soil at sites where it had found toxic chemical waste.

As of May, contractors had transported 1,000 truckloads of radioactive waste off Treasure Island with more still in the ground, wrote Woods, adding that this volume defies assertions that Treasure Island had a negligible history of radioactive material.

The Bay Citizen is part of the independent, nonprofit Center for Investigative Reporting. For more, go to www.baycitizen.org. E-mail: msmith@baycitizen.org

1 | 2 Next »

☐ Printable Version ☐ Email This Like Tweet 12 3 Share

From Around the Web [What's this?]

We Recommend

Kobe Bryant, Dwight Howard reportedly confront issues in... (SI.com)

How to Cut Costs in Retirement (Morningstar)

What's Going to Replace Stainless Steel

Appliances (Oven Info)

Tipping Guide for Good and Bad Service from an Ex-Waitress (Moneyning.com)

5 Web Sites That Should NEVER Pop Up in Your Man's Browser (MyDailyMoment)

Keeping the doctor away takes more than an apple: 7 habits... (Lifescript.com)

Randy Moss won't say if he'll return

LA teacher suspected of sex abuse of 20 kids

Police: Sacramento homeowner kills man

Mass. motel owner wins fight to stop gov't seizure

French raid in Somalia fails - 18 killed

'Diff'rent Strokes' star Conrad Bain dies

San Francisco Chronicle

Subscribe to the San Francisco Chronicle and receive access to the Chronicle for iPad App and a gift:



salvage operation during the Cold War for ships that may have been exposed to nuclear testing in the Pacific.

Another potential source of contamination was a training ship the Navy intentionally doused with low-level radiation so sailors could practice scrubbing it clean. In a 2006 report, the Navy maintained that two sites where the now-dismantled ship was located were free of radiation, but the new report acknowledges that may not be true.

Pressed by state

The Navy prepared its draft report in response to concerns voiced by state regulators, who pressed for details after cleanup workers found radioactive waste in unexpected locations. The Navy has been preparing since 1993 to hand over Treasure Island to the city, which has agreed to pay \$105 million for it.

The Navy and the state Department of Toxic Substances Control, which is also monitoring the cleanup, say that in general radiation levels found on the island are too low to endanger human health.

However, in a December 2010 e-mail, state public health official Peter Sapunor noted that Navy contractors had dug up and hauled off 16,000 cubic yards of contaminated dirt, some with radiation levels 400 times the Environmental Protection Agency's human exposure limits for topsoil. Sapunor said he believed extensive radioactive material remains in the soil surrounding those excavations.

Mayor aware

San Francisco Mayor Ed Lee is aware of the Treasure Island radiation issue, said Michael Tymoff, his deputy overseeing the development project.

Tymoff said San Francisco has urged the Navy to respond to California health officials' demands for a thorough radioactive cleanup. But he added that his office doesn't expect the latest disclosures to delay the summer 2013 groundbreaking for the \$1.5 billion housing project, which is being developed by a consortium including Lennar Corp.

Navy environmental cleanup coordinator James Sullivan accused state public health inspectors of making exaggerated allegations.

The state's environmental management team has had a lot of turnover, Sullivan said, "and some of the history gets lost with personnel."

State public health officials declined to discuss their reaction to the Navy's new report, saying they would respond within 30 days through comments on the draft version.

Officials with the Department of Toxic Substances Control, however, said there is no health risk.

"If it were a public health issue, the (toxics control department) would have been very aggressive in taking steps to address it," said Denise Tsuji, chief of the unit monitoring the Treasure Island cleanup.

Contractors hired by the Navy to rid the island of its toxic past relied on an inaccurate 2006 assessment, according to a series of memos, notices of violations and e-mails from the state Department of Public Health.

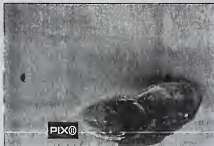
The 2006 report said nuclear activity was limited mostly to 1940s-era instruction in radioactive warfare conducted in classroom facilities and on the mocked-up training ship - the Pandemonium - where sailors also were trained in cleaning up radioactive contamination.

The fake ship was doused with low-level radioactive material, which sailors washed off. Radiation in the stored wastewater dissipated within a few weeks, the Navy had reported.

But soon after the report was issued, workers with private environmental contractors hired by the Navy uncovered radioactivity in areas that were supposed to be clean. One civilian

Dolphin stranded in Brooklyn's polluted

PIX11



FROM OUR HOMEPAGE



Joani loves competition too
Harbaugh sister is as fiercely loyal and supercompetitive as her older brothers.



Sweeping vistas in Montclair

Eight-bedroom in the E. Bay hills centers on a courtyard, was built in the 1930s. Asking \$2.9M.



Gala for SF Ballet's 80th

The gowns are out in force, as are the notable locals, in a glamorous night of dance.

cleanup worker was ordered off the job after being exposed to the maximum radiation dosage allowed under Nuclear Regulatory Commission guidelines, said Sullivan.

What Navy missed

Then, in 2009, new radiation findings led the Navy to halt operations and reassess its contractor's work plan, according to minutes of a citizens advisory committee overseeing the cleanup.

State health officials recommended in strongly worded memos that the Navy scrap the 2006 report and begin its radiological assessment anew.

For one, the Navy had failed to fully detail what had happened to remains of the Pandemonium, according to a July 2011 health department review. The Navy recently dumped debris from two training sites into an undisclosed landfill, the review said, then declared the sites clean without testing for radiation.

"The Navy has not responded to requests for the location of the landfill," the review added.

The new Navy report acknowledges that the military conducted no "radiological investigations" of the two Pandemonium sites. The Navy now intends to test both.

Using photographs and other archival material, Navy researchers also discovered that Treasure Island was a major Pacific center for ship repair and salvage during the Cold War. They found indications that ships berthed there could have been contaminated with radiation from Pacific nuclear bomb tests.

More tests coming

John Hill, a civilian in charge of the island's base closure for the Navy, said the new report will be used as a guide for further testing at some sites, such as where workers once cleaned, repaired and salvaged ships. Areas given a clean bill of health will be the first prepared for turnover to the city for the housing development.

However, Stephen Woods, the state public health cleanup manager, accused the Navy in May of rushing its latest evaluation. Woods wrote in a memo to the Department of Toxic Substances Control that the Navy had delayed releasing sample data to state health inspectors, and failed to test for radioactive soil at sites where it had found toxic chemical waste.

As of May, contractors had transported 1,000 truckloads of radioactive waste off Treasure Island with more still in the ground, wrote Woods, adding that this volume defies assertions that Treasure Island had a negligible history of radioactive material.

The Bay Citizen is part of the independent, nonprofit Center for Investigative Reporting. For more, go to www.baycitizen.org. E-mail: msmith@baycitizen.org

1 | 2 Next »

☐ Printable Version ☐ Email This ☐ Like ☐ Tweet 12 ☐ 3 ☐ Share

From Around the Web [What's this?]

We Recommend

Kobe Bryant, Dwight Howard reportedly confront issues in... (SI.com)

How to Cut Costs in Retirement (Morningstar)

What's Going to Replace Stainless Steel Appliances (Oven Info)

Tipping Guide for Good and Bad Service from an Ex-Waitress (Moneying.com)

5 Web Sites That Should NEVER Pop Up in Your Man's Browser (MyDailyMoment)

Keeping the doctor away takes more than an apple: 7 habits... (Lifescript.com)

Randy Moss won't say if he'll return

LA teacher suspected of sex abuse of 20 kids

Police: Sacramento homeowner kills man

Mass. motel owner wins fight to stop gov't seizure

French raid in Somalia falls - 18 killed

'Diff'rent Strokes' star Conrad Bain dies

San Francisco Chronicle

Subscribe to the San Francisco Chronicle and receive access to the Chronicle for iPad App and a gift:



Sunday + a \$15 gift card
 Fri-Sun + a \$15 gift card
 Mon-Sun + a \$25 gift card

Select an offer

Add Your Comment

New to the site?

To use commenting,
 you need to sign up.

[Register](#)

Already a member?

Please log in.

(Forgot Password?)

Username

Password

☐ Remember Me

[Sign In](#)

Most Popular Comments



Vallejoguy 6:34 AM on August 17, 2012

This report is watered down. Actually ships were blown up in the Pacific with an atom bomb, brought back to the bay and sand blasted to see if they could be salvaged. Once the worst couldn't be an aircraft carrier that was pretty well destroyed was filled with highly radioactive material taken to the Farallon dumping grounds and sunk on top of thousands of barrels of already highly nuclear contaminated material. Nasty stuff 30 miles off of our coast and right in our bay.

REPLY (59) (6) POPULARITY: 53

9 replies

[Report Abuse](#)



brianmark 12:04 AM on August 17, 2012

The Navy did virtually the same thing in Vieques, Puerto Rico. This shouldn't be surprising. In Vieques, the Navy avoided cleanup requests from the cancer-stricken locals by declaring the former training site a "nature preserve" and installing fences. Congress gave their blessing. We can probably expect similar non-action here.

REPLY (55) (18) POPULARITY: 37

26 replies

[Report Abuse](#)



erneim 11:08 PM on August 16, 2012

I don't think the government would lie to us.

Snickers, ha, BWAH HAH HAH HAH, Ok I lied.

REPLY (44) (10) POPULARITY: 34

2 replies

[Report Abuse](#)

[View Comments \(95\)](#)

Inside SFGate

Displaying 1-4 of 15



Drummer's life in 'Beware of Mr. Baker'



Hopeful notes on aging in 'Quartet'



'4000 Miles': Grandma's a commie



Sam Jordan's Bar gets landmark status

Ads by Yahoo!

#

New Bay Bridge span will open with party

Michael Cabanatuan

Updated 10:51 pm, Wednesday, February 6, 2013

The long, arduous and expensive task of building the new east span of the Bay Bridge will end with one final bridge closure that includes plans for a bash featuring a public bridge walk, 10-kilometer and half-marathon runs, a bike ride and fireworks launched from both San Francisco and Oakland.

"As opposed to opening it to cars, we're going to open it to people," said Randy Rentschler, a spokesman for the Metropolitan Transportation Commission, which also serves as the toll authority.

The \$6.3 billion new span will open to cars, trucks and motorcycles on Sept. 3, the day after Labor Day, bridge officials said Wednesday. But people will get to walk, run and bike across the bridge, and possibly hear a concert on Treasure Island and ooh and ahh at fireworks a day or two earlier. Under a plan outlined in a memo to the Bay Area Toll Authority, the bridge would close beginning at 8 p.m. Aug. 28 to allow for four days to reconfigure and construct the connection from the toll plaza to the new span, and a day and a half for the public opening festivities.

Private effort

The events primarily will be funded with private donations and sponsorships collected by a new nonprofit, the Bay Bridge Alliance, but the Bay Area Toll Authority on Wednesday will consider spending about \$5.6 million in toll revenues to pay for transportation to and from the bridge walk and to cover public safety expenses and amenities for the event.

The celebration will be the first time the bridge has been open to the public - outside of their cars.

Bobby Winston, president of the alliance and a shop owner at the Ferry Building, said the group has been battling red tape and getting permission to stage a big celebration for the east span's opening.

"We really thought it was important to organize something for the new Bay Bridge," he said. "There was quite a hootenanny when the bridge opened in 1936, and there was a big party for the Golden Gate Bridge's 75th anniversary. We thought the Bay Bridge should have its own celebration."

Seeking sponsors

The alliance's board, which includes a list of Bay Area business and transportation leaders, has hired Hartmann Studios of Richmond, producers of the Giants' victory parade and other big events, to plan the festivities. They've also hired professional fundraisers to try and raise \$4 million to \$5 million to pay for the events. Fundraising efforts started only late last year, but the group is talking with potential sponsors.

"We are racing against the clock," Winston said. "This is still a hope; it's not real yet. But there is good reason to hope."

The toll authority estimates that perhaps 200,000 people would participate in the east span festivities, and it is planning to provide free transportation to and from the bridge for about 125,000. The agency would also provide security and public necessities such as portable toilets, drinking water, first aid stations and recycling and waste disposal.

Learned from history

The last time a big Bay Area bridge was turned over to pedestrians, however, far more people appeared and chaos ensued. When the Golden Gate Bridge celebrated its 50th birthday in 1987, 800,000 people flocked to the span but only 300,000 could crowd onto it. Still, that was enough weight to flatten the slight arch of the bridge, causing many in the crowd to feel claustrophobic. Winston said that's why the toll authority will pay for security and support services, which the event organizer will coordinate.

Bay Area residents have been waiting a long time to celebrate the new east span. The need to replace the existing trestle and cantilever span was made evident when the 1989 Loma Prieta earthquake shook it enough to cause sections of the upper deck to collapse. The bridge was quickly repaired and reopened, but it took more than a dozen years to decide on how to replace the seismically fragile span. Construction started in 2002 but has been slowed by controversies and stalled by funding problems.

But it's now on schedule to open Labor Day weekend, and Winston thinks that's cause to celebrate.

"The Bay Bridge is the people's bridge - the Main Street of the Bay Area," he said. "The Golden Gate gets all the attention; it's the pretty girl at school. But the Bay Bridge is the major artery."

Michael Cabanatuan is a San Francisco Chronicle staff writer. E-mail: mcabanatuan@sfgchronicle.com Twitter: @ctuan

Ads by Yahoo!

© 2013 Hearst Communications Inc.

San Francisco newspapers

AGENDA ITEM 6b
Treasure Island Development Authority
City and County of San Francisco
Meeting of February 13, 2013

Subject: Authorizing the Director of Island Operations to Execute a Third Extension of the Loan Agreement with the Fine Arts Museums of San Francisco for the Temporary Loan of the Miguel Covarrubias Mural "Fauna and Flora of the Pacific" (*Action Item*)

Staff Contact/Phone: Mirian Saez, Director of Island Operations
(415) 274-0660

SUMMARY OF PROPOSED ACTION

This item seeks approval to execute an Extension of the Loan Agreement between the Treasure Island Development Authority (Authority) and the Fine Arts Museums of San Francisco ("FAMSF") for the loan and exhibition of the Authority's "The Flora and Fauna of the Pacific", painted by Miguel Covarrubias.

BACKGROUND

"The Fauna and Flora of the Pacific" (the "Mural") is one of the six murals comprising the Authority's "Pageant of the Pacific" mural set. The set was painted by Mexican muralist Miguel Covarrubias and originally displayed at the Pacific House on the grounds of the Golden Gate International Exposition on Treasure Island.

In 2008, FAMSF approached the Authority with a proposal to borrow the Mural and install it for exhibition in the Latin American wing of the deYoung Museum. At its June 11, 2008 meeting, the Authority Board approved a Loan Agreement with FAMSF for the Mural. The Authority Board approved subsequent extensions to the term of the Loan Agreement at its January 14, 2009 and March 14, 2012 meeting. The current term of the Loan Agreement, as amended, expires February 28, 2013. Due to the Mural's popularity and positive public reception to FAMSF's exhibition of the Mural, FAMSF has requested to again extend the Loan Agreement through February of 2014 to allow continued display of the Mural at the deYoung Museum. All other terms of the Loan Agreement remain unchanged, including FAMSF responsibility for payment of all costs associated with exhibition, security and insurance of the Mural.

RECOMMENDATION

Staff recommends approval of the Third Extension to the Loan Agreement.

EXHIBITS

- A** Third Extension of Loan Agreement between the Authority and the Fine Arts Museums of San Francisco
- B** Image of "The Fauna and Flora of the Pacific" on display at deYoung Museum

FINE ARTS MUSEUMS OF SAN FRANCISCO

LOAN AGREEMENT

☐ Legion of Honor
Lincoln Park, San Francisco, CA 94121
415 750 3600, 415 750 3656 Fax

☒ de Young, 50 Hagiwara Tea Garden Dr.
San Francisco, CA 94118
415 750 3680, 415 750 7692 fax

Document No: 7102

Exhibition: deYoung Gallery 4: Art of the Americas

Venues & Dates: de Young Museum: 3/1/13 to 3/1/14

Depositor: Treasure Island Development Authority
410 Avenue of Palms, Building 1, 2nd Floor
San Francisco, CA 94130 USA
415 274 0665

Credit Line:
(for label)

INSURANCE: Do you wish the Fine Arts Museums of San Francisco to insure your art object? ☒ Yes ☐ No

If Yes, state insurance value above. (FAMSF is prepared to insure art objects on your behalf for this amount only while objects are in our care, custody or control.)

If No, and you prefer to maintain your own insurance coverage, please estimate premium per month: \$

PACKING AND SHIPMENT:

LOANS ARE TO REACH THE

MUSEUM BY DATE OF

VIA:

Packing & transportation costs of this loan will be assumed by:

PLEASE COMPLETE INFORMATION FOR MUSEUM RECORDS ON BOTH SIDES OF FORM

REG NO.	MAKER/COUNTRY	TITLE/DESCRIPTION	VALUE
L08.52.1-12 A387282	Miguel Covarrubias (Mexican) 1904- 1957	The Fauna and Flora of the Pacific (from the Pageant of the Pacific murals, 1939 Treasure Island Exposition), 1939 Lacquer fresco on hardboard, 179 3/4 x 286 1/2 in. (456.6 x 727.7 cm) Treasure Island Development Authority	\$ 1,500,000



1 [Loan of a Miguel Covarrubias Mural to the Fine Arts Museums of San Francisco]
2 **Authorizing the Director of Island Operations to Execute a Third Extension to the**
3 **Loan Agreement with the Fine Arts Museums of San Francisco for the Temporary**
4 **Loan of the Miguel Covarrubias Mural "Fauna and Flora of the Pacific".**

5 **WHEREAS**, Former Naval Station Treasure Island is a military base located on
6 Treasure Island and Yerba Buena Island (together, the "Base"), which is currently owned by
7 the United States of America, acting by and through the Department of the Navy; and,

8 **WHEREAS**, The Base was selected for closure and disposition by the Base
9 Realignment and Closure Commission in 1993, acting under Public Law 101-510, and its
0 subsequent amendments; and,

1 **WHEREAS**, On May 2, 1997, the Board of Supervisors passed Resolution No. 380-97,
2 authorizing the Mayor's Treasure Island Project Office to establish a nonprofit public benefit
3 corporation known as the Treasure Island Development Authority (the "Authority") to act as a
4 single entity focused on the planning, redevelopment, reconstruction, rehabilitation, reuse and
5 conversion of the Base for the public interest, convenience, welfare and common benefit of
6 the inhabitants of the City and County of San Francisco; and,

7 **WHEREAS**, Under the Treasure Island Conversion Act of 1997, which amended
8 Section 33492.5 of the California Health and Safety Code and added Section 2.1 to Chapter
9 1333 of the Statutes of 1968 (the "Act"), the California Legislature (i) designated the Authority
10 as a redevelopment agency under California redevelopment law with authority over the Base
11 upon approval of the City's Board of Supervisors, and (ii) with respect to those portions of the
12 Base which are subject to Tidelands Trust, vested in the Authority the authority to administer
13 the public trust for commerce, navigation and fisheries as to such property; and
14
15
16
17
18
19
20
21
22
23
24
25

1 **WHEREAS**, The Board of Supervisors approved the designation of the Authority as a
2 redevelopment agency for Treasure Island in 1997; and,

3 **WHEREAS**, On January 24, 2012, the Board of Supervisors rescinded designation of
4 the Authority as the redevelopment agency for Treasure Island under California Community
5 Redevelopment Law in Resolution No. 11-12; and that such rescission does not affect
6 Authority's status as the Local Reuse Authority for Treasure Island or the Tidelands Trust
7 trustee for the portions of Treasure Island subject to the Tidelands Trust, or any of the other
8 powers or authority; and,

9 **WHEREAS**, On March 29, 2001, the Authority approved a resolution accepting as a gift
10 from the Port of San Francisco five Miguel Covarrubias murals collectively titled "Pageant of
11 the Pacific" (the "Murals"); and,

12 **WHEREAS**, At it's June 11, 2008 meeting, the Authority approved the temporary loan
13 of an individual mural "Fauna and Flora of the Pacific" ("the Fauna and Flora Mural") to The
14 Fine Arts Museums of San Francisco ("FAMSF") for the purpose of publicly displaying the
15 Fauna and Flora Mural at the deYoung Museum from June 2008 through February of 2009;
16 and,

17 **WHEREAS**, At it's January 14, 2009 meeting the Authority approved an extension of
18 the temporary loan of the Fauna and Flora Mural through February of 2012; and

19 **WHEREAS**, At it's March 14, 2012 meeting the Authority retroactively approved an
20 extension of the temporary loan of the Fauna and Flora Mural through February of 2013;
21 and
22
23
24
25

1 **WHEREAS**, FAMSF has requested a third extension of the Loan through February
2 of 2014 in order to allow for continued public display and appreciation of the Fauna and
3 Flora Mural at the deYoung Museum; and

4 **WHEREAS**, Under the terms of the third extension, FAMSF shall continue to cover
5 all costs related to the transportation, insurance, handling and display of the Fauna and
6 Flora Mural throughout the term of the third extension; now therefore be it,
7

8 **RESOLVED**, That the Authority hereby authorizes the Director of Island Operations
9 or her designee to execute the Third Extension to the Loan Agreement in substantially the
10 form attached hereto as Exhibit A with the FAMSF for continued temporary loan of the
11 Miguel Covarrubias Mural "Fauna and Flora of the Pacific"; and, be it

12 **FURTHER RESOLVED**, That the Board of Directors hereby authorizes the Director
13 of Island Operations or her designee to enter into any additions, amendments or other
14 modifications to the Loan Agreement that the Director of Island Operations determines in
15 consultation with the City Attorney are in the best interests of the Authority, that do not
16 materially increase the obligations or liabilities of the Authority, that do not materially reduce
17 the rights of the Authority, and are necessary or advisable to complete the preparation and
18 approval of the Agreement, such determination to be conclusively evidenced by the
19 execution and delivery by the Director of Island Operations or her designee of the
20 documents and any amendments thereto.
21
22
23
24
25

1
2 **CERTIFICATE OF SECRETARY**

3 I hereby certify that I am the duly elected and acting Secretary of the
4 Treasure Island Development Authority, a California nonprofit public benefit
5 corporation, and that the above Resolution was duly adopted and approved by the
6 Board of Directors of the Authority at a properly noticed meeting on February 13,
7 2013.
8
9

10 _____
11 **Larry Del Carlo, Secretary**
12
13
14
15
16
17
18
19
20
21
22
23
24
25





AGENDA ITEM 8
Treasure Island Development Authority
City and County of San Francisco
Meeting of February 13, 2013

Subject: Informational Presentation on Proposed Sixth Amendment to the Sublease, Development, Marketing and Property Management Agreement for Rental Housing on Treasure and Yerba Buena Islands with the John Stewart Company (Discussion Item)

Contact: Mirian Saez, Director of Island Operations

Phone: 415-274-0660

BACKGROUND

The Treasure Island Development Authority (the "Authority") and the John Stewart Company ("JSCo") entered into a Sublease, Development, Marketing and Property Management Agreement (the "Original Agreement") for Rental Housing on Treasure and Yerba Buena Islands effective March 17, 1999. The Authority Board and the Board of Supervisors have approved five Amendments to the Original Agreement: the First Amendment dated August 15, 2000 amended the Premises; the Second Amendment dated June 12, 2003 amended the Phase 1 and 2 Premises and amended the Rent Schedule; the Third Amendment dated March 22, 2006 extended the term on a month-to-month basis not to exceed the effective date of a Disposition and Development Agreement ("DDA") between the Authority and a master developer for TI/YBI; the Fourth Amendment dated August 8, 2006 increased residential utilities rates; and the Fifth Amendment dated October 14, 2009 deleted requirements regarding earthquake and flood insurance coverage. The Original Agreement, as amended by the First, Second, Third, Fourth and Fifth Amendments, is referred to collectively as the "Agreement."

Upon entering into the Original Agreement in 1999, JSCo oversaw a \$10.4 million multi-year renovation of 668 units on TI/YBI, which had been unoccupied since the Navy decommissioned TI/YBI in 1997. The project was privately financed by JSCo at an average renovation cost of \$15,700 per unit. This capital investment was repaid over a three-year term, first by applying 90% of net operating income from the leasing program over the initial 18 months of construction and then through regular monthly installments paid from leasing revenue over the second 18 months. With existing experience in construction project management as well as expertise of codes and standards for residential units, JSCo assisted the Authority and pertinent City departments on vital pre-occupancy projects including evaluation and enactment of building code upgrades and energy efficiency improvements within the residential units, seismic evaluations and required retrofitting of all residential buildings, assessment of vegetation and wild land fire safety conditions adjacent to the YBI residential buildings, identification of modifications to sidewalks around the TI/YBI housing areas for accommodating access for the disabled, and projections of residential parking needs.

On April 21, 2011, the Authority Board of Directors ("Authority Board") approved the DDA between the Authority and Treasure Island Community Development LLC ("TICD"). On June 7, 2011, the Board of Supervisors approved the DDA, which became effective on July 14, 2011. Pursuant to the Third Amendment to the Agreement, the scheduled term of the Agreement between the Authority and JSCo expired on that date, but has continued thereafter on a month-to-month holdover basis. At its November 14, 2011 meeting the Authority Board voted to authorize the Director of Island Operations to enter negotiations with the John Stewart Company for a Sixth Amendment to extend the Agreement, citing JSCo's proven technical, financial and operational resources and expertise allowing JSCo to manage and respond to both the needs of the TI/YBI market-rate residents and to interact with the Authority, the Treasure Island Homeless Development Initiative (TIHDI), the Navy, Treasure Island Community Development (TICD) and various City departments with roles and responsibilities on TI/YBI as required under the Agreement.

CURRENT TERMS OF THE AGREEMENT

Under the Agreement, JSCo is responsible for the marketing, leasing and routine maintenance of 578 market-rate housing units on Treasure and Yerba Buena Islands. The Authority currently receives two forms of housing rental revenue under the Agreement: Base Rent payments and Percentage Rent payments. JSCo collects monthly rental revenue for the units on behalf of the Authority, and disperses these payments from the monthly revenue derived from rental of these units in accordance with the requirements of the Agreement.

The first disbursement made by JSCo each month from the Gross Revenues derived from JSCo leasing of the Treasure Island Villages units is the Base Rent paid to the Authority. JSCo currently pays the Authority an annual Base Rent of \$500,000, as stipulated in the Rent Schedule contained in Section 15.1 of the Agreement and paid in equal monthly installments. A Consumer Price Index (CPI) adjustment on the Base Rent annual amount was made at the beginning of Lease Year 7 and has been made each year thereafter. After payment of Base Rent, JSCo utilizes the Gross Revenues to pay monthly Operating Expenses and make any payments required to replenish the Replacement Reserve Account.

JSCo next disperses to itself a monthly Management Fee equivalent to 3% of the total monthly Gross Revenues. The Management Fee is in exchange for the leasing, marketing and property management responsibilities assigned JSCo in the Agreement. Allowable increases to this not-to-exceed \$400,000 annual amount have occurred, as dictated in the Agreement, to account for annual adjustment of the CPI. After payment of monthly Operating Expenses and the fees discussed above, the remaining monthly Net Revenue then is distributed as Percentage Rent, with 95% of the remaining Net Revenue distributed to the Authority and the remaining 5% retained by JSCo, as set forth in Section 13(i) of the Agreement. The Authority has realized approximately \$75 million dollars in combined Base Rent, Percentage Rent and prior special percentage rent payment from JSCo over the course of the Agreement.

JSCo is assigned a variety of responsibilities under the Agreement, including but not limited to scheduled and unscheduled unit maintenance and repair, lease compliance, monthly rent collection activities and residential parking management. As development planning activities

continue, additional responsibilities are now inherent in JSCo management of the market-rate rental housing including coordination with the City's Treasure Island Development Project staff.

PROPOSED TERMS OF SIXTH AMENDMENT TO SUBLEASE AGREEMENT

Effective Date: Effective date of the Sixth Amendment shall be July 1, 2013 or, if later, the date of the Board of Supervisors approval of the Sixth Amendment.

Term (Section 3.1): The Sixth Amendment contemplates an extension of the Term of the Agreement through April 30, 2018. Throughout the Agreement, JSCo has consistently demonstrated a strong institutional knowledge of the complex Island environment, which is now vital in assuring an orderly process for residential transition and relocation. Consistency of operation will prove beneficial for managing community coordination and promoting resident retention as on-site development activities commence over the next several years.

Based on development timelines, the current Treasure Island residential neighborhood will remain occupied for an additional ten years or more. Analysis and planning for ongoing maintenance to continue the residential unit's viable lifecycle is a necessary challenge. JSCo's existing knowledge base of the Treasure Island residential portfolio from both its initial development activities and ongoing maintenance of the units under the Agreement provides them a solid foundation to appropriately implement maintenance and repair plans for the continued viability of the existing residential units.

Rental Agreements (Section 7.3(a)): Amend Section 7.3(a) to reflect a new form of Agreement Exhibit I - "Rental Agreement" as proposed by JSCo, and to memorialize the month-to-month nature of this new form of Exhibit I - "Rental Agreement".

Rental Rates (Section 7.4): Amend Section 7.4 to reflect a new form of Agreement Exhibit J - Rental Rate Schedule and to clarify that (1) the Director of Island Operations and JSCo may, by written agreement, increase or decrease the Rental Rate for any vacated Rentable Unit by up to fifteen percent (15%), and (2) the TIDA Board may (consistent with current practice) adjust the Rental Rate for all Rental Units but not more frequently than annually.

In November of 2012, JSCo engaged The Concord Group to conduct a Market-to-Market Opportunity Analysis of Treasure Island market-rate housing and the overall Bay Area residential leasing market. Based on this Opportunity Analysis, JSCo has drafted a proposed revised Rental Rate Schedule for Treasure Island market-rate units. This draft revised Rental Rate Schedule contemplates an increase in rental rates for new subleases of Villages units. It is important to note that any potential revisions to the Agreement's Rental Rate Schedule are only applicable to new residential leases. Existing residential leases increase on a yearly basis consistent with City and County of San Francisco Rent Board permitted increases.

Revision of the Exhibit J Rental Rate Schedule through this update will serve to assure the Authority's ability to maximize residential leasing revenue to pay for increased operating expenses, including but not limited to necessary utility upgrades and improvements. The Concord Group will make a full presentation of the method and findings of the Market-to-Market Opportunity Analysis to the Authority Board at its March 13, 2013 meeting.

General Maintenance and Repair Obligations (Section 8.1): Amend Section 8.1 to allow for JSCo support of additional as-needed on-Island maintenance and repair activities when requested by the Authority, including allowance for payment of an agreed upon project-specific Management Fee to JSCo for administrative and insurance costs incurred by JSCo for such additional work.

Management Fee (Section 8.6): Amend Section 8.6 to include allowance for additional Management Fee payment to JSCo of Twenty Dollars (\$20) per month per rentable unit for each rentable unit kept off-line by JSCo at the request of the Authority. This additional amount is not to exceed approximately \$2,400 per month due to the set amount of such unrentable units, is equivalent to approximately 0.2% of monthly Gross Revenues and is well below the regular Management Fee when calculated on a per-unit basis. This additional Management Fee payment to JSCo will gradually decrease on a monthly basis as the unrentable Treasure Island units are brought back online and the master developer becomes responsible for Yerba Buena Island.

Management Fee (Section 13.1(d)): Amend Section 13.1(d) to continue the current payment structure of a Management Fee equivalent to 3% of total monthly Gross Revenues, annually adjusted by CPI, and to allow an increase in the Management Fee by an amount equal to \$20 per month/per unit for units not leased at the Authority's request for reasons such as eventual coordination of Yerba Buena Island resident relocation.

Current industry standards for residential Management Fees are 3 to 4% of Gross Revenue for properties with 500 or more units. When analyzed on a per-unit basis, the regular monthly Management Fee earned by JSCo is equivalent to approximately \$60 per-unit. Analyzed on a percentage basis, the regular monthly Management Fee consistently remains within the range of 3 to 4% of monthly Gross Revenues, consistent with industry standards.

Percentage Rent (Section 13.1(i) (3)): Minor clarification to confirm the parties' intent (and existing practice) that the payment of Percentage Rent, which started in Lease Year 7, continues each Lease Year thereafter under the same distribution formula (i.e., 95% of the remaining Net Revenue distributed to the Authority and the remaining 5% retained by JSCo).

Base Rent (Section 15.1): Amend Section 15.1 to reflect continuation of the existing Base Rent structure beyond Year 7 of Agreement.

Adjustment in Base Rent (Section 15.2): Review of Consumer Price Index is currently ongoing to determine if additional adjustments are required with this Amendment.

Rental Abatement; Extension of Term (Section 19.3(b)): Amend Section 19.3(b) to allow extension of Agreement, in the event of substantial damage to the Premises, consistent with the period of Abatement and subject to either Party's right to terminate on 30 days notice as set forth in the Agreement.

Additional Amendments (Section 34): Amend various provisions within Section 34 of the Agreement to bring the document up to date with recent revisions to City and County of San Francisco codes, requirements and prohibitions, including but not limited:

Local Hiring (Section 34.7)

Pesticide Prohibition (Section 34.8)

First Source Hiring Ordinance (Section 34.9)

Sunshine Ordinance (Section 34.10)

Conflicts of Interest (Section 34.11)

Campaign Contribution Limitations (Section 34.14)

Wages and Working Conditions (Section 34.19): Add Section 34.19 requiring payment of prevailing wage to any person performing labor in the construction of any repairs, improvements and alterations to the residential units based on the nature of labor performed. JSCo and its subcontractors shall be responsible for assuring such employees shall receive the same benefits as in each case are provided for similar work performed in San Francisco, and shall be required to submit payroll records and labor documentation in the same manner submitted in the City and County of San Francisco and a right to withhold payments and assess penalties will be included.

NEXT STEPS

Project Office staff anticipates presenting the Sixth Amendment for Authority Board consideration of approval at its March 13, 2013 meeting. Subsequent to Authority Board approval, the Sixth Amendment will subsequently be submitted for introduction and calendaring for hearing at the San Francisco Board of Supervisors, as TIDA Bylaws dictate that this Sixth Amendment is also subject to approval by the San Francisco Board of Supervisors as it is an agreement with a cumulative term 10 years or longer.

Prepared by: Peter Summerville, Leasing Manager
For: Mirian Saez, Director of Island Operations

EXHIBIT A: Draft Sixth Amendment to the Sublease, Development, Marketing and Property Management Agreement for Rental Housing on Treasure and Yerba Buena Islands with the John Stewart Company.

**SIXTH AMENDMENT TO
SUBLEASE, DEVELOPMENT, MARKETING
AND PROPERTY MANAGEMENT AGREEMENT**

Between

TREASURE ISLAND DEVELOPMENT AUTHORITY

As Sublandlord

and

THE JOHN STEWART COMPANY

As Subtenant and Manager

_____, 2013

THIS SIXTH AMENDMENT TO SUBLEASE, DEVELOPMENT, MARKETING AND PROPERTY MANAGEMENT AGREEMENT (this "Sixth Amendment"), dated as of __, 2013, is by and between the Treasure Island Development Authority (the "Authority") and the John Stewart Company, a California corporation ("Subtenant"). From time to time, the Authority and Subtenant together shall be referred to herein as the "Parties".

This Sixth Amendment is made with reference to the following facts and circumstances:

A. On March 17, 1999, Subtenant and the Authority entered into a Sublease, Development, Marketing and Property Management Agreement (the "Original Sublease") for the development, marketing and property management of up to 766 housing units, as shown on Exhibits B-1 and B-2 of the Original Sublease (the "Original Premises") at former Naval Station, Treasure Island, in San Francisco, California (the "Base"). The Original Sublease was amended on August 15, 2000 by the First Amendment to Sublease, Development, Marketing and Property Management Agreement (the "First Amendment"). The Parties entered into the Second Amendment to Sublease, Development, Marketing and Property Management Agreement (the "Second Amendment") on June 12, 2003 to amend the Phase 1 Premises and the Phase 2 Premises, respectively, and amend the Rent Schedule. On March 22, 2006, the Parties entered into the Third Amendment to Sublease, Development, Marketing and Property Management Agreement (the "Third Amendment") to extend the term of the Sublease on a month-to-month basis not to exceed the effective date of a disposition and development agreement between the Authority and a master developer for Treasure Island and Yerba Buena Island. On August 8, 2006, the Parties entered into the Fourth Amendment to Sublease, Development, Marketing and Property Management Agreement (the "Fourth Amendment") to increase utility rates. On October 14, 2009, the Parties entered into the Fifth Amendment to Sublease, Development, Marketing and Property Management Agreement (the "Fifth Amendment") to reduce the Premises and revise the insurance requirements. The Original Sublease as amended by the First Amendment, Second Amendment, Third Amendment, Fourth Amendment and Fifth Amendment are collectively referred to as the "Sublease."

B. The Authority and Treasure Island Community Development, LLC, the master developer selected to develop the Base, entered into a Disposition and Development Agreement dated as of June 28, 2011 (the "DDA").

C. Under Section 3.1 of the Sublease, the Term of the Sublease was scheduled to expire on the effective date of the DDA, subject to continuation thereafter on a month to month basis. The Sublease has continued on a month-to-month basis and Subtenant continues to occupy the Premises with Sublandlord's consent.

D. The Parties desire to amend the Sublease to, among other things, further extend the Term.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt of which is hereby acknowledged, the Authority and Subtenant agree to amend the Sublease as follows:

1. Defined Terms. Capitalized terms not separately defined herein shall have the same meaning provided in the Sublease.

2. Effective Date. The Effective Date of this Sixth Amendment shall be the later of the date that (i) this Sixth Amendment is fully executed and delivered by the Parties, and (ii) the effective date of a resolution adopted by the City's Board of Supervisors approving this Sixth Amendment.

3. Amendment of Section 3.1 – Term of Sublease. The second and third sentences of Section 3.1 of the Sublease are deleted in its entirety and replaced with the following:

"The Term shall continue until April 30, 2018, and thereafter on a month-to-month basis until terminated by either Party. After April 30, 2018, either Party may terminate this Agreement by giving the other Party 30-days' written notice of termination."

4. Amendment of Section 7.3(a) – Rental Agreements. The form of Rental Agreement attached to the Sublease as Exhibit I is deleted in its entirety and replaced with the Exhibit I, attached hereto. In addition, Section 7.3(a) of the Sublease is deleted in its entirety and replaced with the following:

"(a) The term of all Rental Agreements shall be month-to-month."

5. Amendment of Section 7.4 – Rental Rates. The form of Rental Rates attached to the Sublease as Exhibit J is deleted in its entirety and replaced with the Exhibit J attached hereto. In addition, Section 7.4 of the Sublease is deleted in its entirety and replaced with the following:

“7.4 Rental Rates Rental rates for all Rentable Units have been set by the Authority at the rates described on the Rental Rate Schedule attached hereto as Exhibit J (the “Approved Rates”). The rental rates may not be changed from the Approved Rates without the prior written consent of Authority and Subtenant, except that (i) Executive Director and Subtenant may agree in writing to increase or decrease the rental rate of any vacated Rentable Unit per annum by no more than fifteen percent (15%) of the annual rental rate for such Rentable Unit provided for in the Rental Rate Schedule, and (ii) the TIDA Board may adjust the Rental Rate Schedule from time to time, but in no event more than once per calendar year.”

6. Amendment of Section 8.1 – Maintenance and Repair Obligations. Section 8.1 of the Sublease is deleted in its entirety and replaced with the following:

“8.1. General Maintenance and Repair Obligations. Except as specifically provided herein, and to the extent consistent with the spending limitations imposed by any Annual Operating Budget, Subtenant assumes full and sole responsibility for the condition, operation, repair, maintenance and management of the Premises and shall keep the Premises in a good condition and in a manner otherwise reasonably acceptable to the Authority. Subject to Section 8.3 below and the spending limitations set forth in any Annual Operating Budget, Subtenant shall make all routine repairs and replacements, interior and exterior, foreseen and unforeseen, that are necessary to maintain the Premises at all times in a clean, safe, attractive and sanitary condition and in good order and repair for safe and sanitary residential housing. Notwithstanding anything to the contrary contained herein, (a) Subtenant shall have no responsibility for maintaining, repairing or in any way managing any streets, curbs, or sidewalks included within and around the Premises (other than any incidental cleaning of sidewalks needed as a result of Subtenant's responsibility for the adjacent grass areas), except as may be mutually agreed to between the Subtenant and the Authority, and (b) Subtenant shall have no responsibility for maintaining, pruning or clearing any trees or brush subject to Fire Department mandated tree trimming and brush clearance on Yerba Buena Island, and (c) upon the request of the Authority, and subject to the prior approval of the Director of Island Operations and Subtenant following a determination of the cost, Subtenant shall perform maintenance and repair on Treasure Island and Yerba Buena Island inside or outside the Premises that would otherwise be the obligation of the Authority (the “Added Work”). For any Added Work performed by Subtenant, the Authority shall pay to Subtenant the actual cost incurred by Subtenant for the Added Work, together with a negotiated management fee, agreed to by the Parties in writing, to cover Subtenant's administrative expenses and insurance

(which management fee will be paid in the same manner that the Management Fee is paid under Section 13.1(d) of this Agreement."

7. Amendment of Section 8.6 – Management Fee. Section 8.6 of the Sublease is deleted in its entirety and replaced with the following:

"8.6 Management Fee For performance of its management, maintenance and repair obligations under this Agreement, provided that no Subtenant Default has occurred and is continuing, Subtenant shall be entitled to receive from available Gross Revenues (in the order of priority described in Section 13 below), a management fee (the "Management Fee"), payable on the tenth (10th) day of each month, equal to the total of a.) three percent (3%) of Gross Revenues, up to a maximum of Four Hundred Thousand Dollars (\$400,000) per year, which maximum shall be revised annually to reflect increases in the Index described in Section 15.2 below, , and b.) Twenty Dollars (\$20) per month per Rentable Unit for each Rentable Unit kept offline to leasing activities by Subtenant at request of Authority. To the extent the Management Fee is not disbursed to Subtenant in any given month from Gross Revenues under Section 13 below, such undisbursed Management Fee shall be added to the Ledger Account.

8. Amendment of Section 13.1(i)(3) – Percentage Rent. Section 13.1(i)(3) of the Sublease is deleted in its entirety and replaced with the following:

"(3) During and after Lease Year 7, ninety-five percent (95%) of the Gross Revenues in the Operating Account shall be paid to the Authority as Percentage Rent, and the remaining five percent (5%) shall be retained by the Subtenant."

9. Amendment of Section 15.2 – Adjustment in Base Rent – {Language Pending}

10. Amendment of Section 19.3(b) – Rental Abatement; Extension of Term.

[delete 19.3(b)] Section 19.3(b) of the Sublease is deleted in its entirety and replaced with the following:

"(b) In the event of Damage that affects substantially all of the Premises, the Term of this Agreement shall automatically extend for the same period of the Abatement (but subject to either Party's right to terminate on 30-days notice as set forth in Section 3.1). ."

11. Amendment of Section 34.3 - Tropical Hardwood and Virgin Redwood Ban.

Section 34.3 of the Sublease is deleted in its entirety and replaced with the following:

"34.3. Tropical Hardwood and Virgin Redwood Ban. The City urges companies not to import, purchase, obtain or use for any purpose, any tropical hardwood, tropical hardwood wood product, virgin redwood or virgin redwood product. Except as expressly permitted by the application of Section 802(b) and 803(b) of the San Francisco Environment Code, Subtenant shall not provide any items to the construction of tenant improvements or Alterations in the Premises, or otherwise in the performance of this Sublease, which are tropical hardwoods, tropical hardwood wood products, virgin redwood, or virgin redwood wood products. In the event Subtenant fails to comply in good faith with any of the provisions of Chapter 8 of the San Francisco Environment Code, Subtenant shall be liable for liquidated damages for each violation in an amount equal to Subtenant's net profit on the contract, or five percent (5%) of the total amount of the contract dollars, whichever is greater."

12. **Deletion of Section 34.5 - Burma (Myanmar) Business Prohibition.** Section 34.5 of the Sublease is hereby deleted in its entirety:

13. **New Sections 34.7 through 34.19.** The following new Sections 34.7 through 34.19 are hereby added to the end of the Sublease:

"34.7 Local Hiring. Subtenant further agrees to use good faith efforts to hire residents of the City and County of San Francisco at all levels of Subtenant's personnel needs and to contract with local businesses for Subtenant's purchase of supplies, materials, equipment or services.

34.8 Pesticide Prohibition. Subtenant shall comply with the provisions of Section 308 of Chapter 3 of the San Francisco Environment Code (the "Pesticide Ordinance") which (i) prohibit the use of certain pesticides on City property, (ii) require the posting of certain notices and the maintenance of certain records regarding pesticide usage and (iii) require Subtenant to submit to Sublandlord an integrated pest management ("IPM") plan that (a) lists, to the extent reasonably possible, the types and estimated quantities of pesticides that Subtenant may need to apply to the Premises during the terms of this Sublease, (b) describes the steps Subtenant will take to meet the City's IPM Policy described in Section 300 of the Pesticide Ordinance and (c) identifies, by name, title, address and telephone number, an individual to act as Subtenant's primary IPM contact person with the City. In addition, Subtenant shall comply with the requirements of Sections 303(a) and 303(b) of the Pesticide Ordinance.

34.9 First Source Hiring Ordinance. The City has adopted a First Source Hiring Ordinance (Board of Supervisors Ordinance No. 264 98) which establishes specific requirements, procedures and monitoring for first source hiring of qualified

economically disadvantaged individuals for entry level positions. Upon request when applicable, Subtenant shall enter into a First Source Hiring Agreement that meets the requirements of Section 83.9 of the First Source Hiring Ordinance.

34.10 Sunshine Ordinance. In accordance with Section 67.24(e) of the San Francisco Administrative Code, contracts, contractors' bids, leases, agreements, responses to Requests for Proposals, and all other records of communications between City departments and persons or firms seeking contracts will be open to inspection immediately after a contract has been awarded. Nothing in this provision requires the disclosure of a private person's or organization's net worth or other proprietary financial data submitted for qualification for a contract, lease, agreement or other benefit until and unless that person or organization is awarded the contract, lease, agreement or benefit. Information provided which is covered by this Section will be made available to the public upon request.

34.11. Conflicts of Interest. Through its execution of this Sublease, Subtenant acknowledges that it is familiar with the provisions of Section 15.103 of the San Francisco Charter, Article III, Chapter 2 of City's Campaign and Governmental Conduct Code, and Section 87100 et seq. and Section 1090 et seq. of the Government Code of the State of California, and certifies that it does not know of any facts which would constitute a violation of said provisions, and agrees that if Subtenant becomes aware of any such fact during the Term of this Sublease, Subtenant shall immediately notify Sublandlord.

34.12. Charter Provisions. This Sublease is governed by and subject to the provisions of the Charter of the City and County of San Francisco.

34.13 Requiring Health Benefits for Covered Employees. Unless exempt, Subtenant agrees to comply fully with and be bound by all of the provisions of the Health Care Accountability Ordinance (HCAO), as set forth in San Francisco Administrative Code Chapter 12Q, including the remedies provided, and implementing regulations, as the same may be amended from time to time. The provisions of Chapter 12Q are incorporated herein by reference and made a part of this Sublease as though fully set forth. The text of the HCAO is available on the web at <http://www.sfgov.org/olse/hcao>. Capitalized terms used in this Section and not defined in this Sublease shall have the meanings assigned to such terms in Chapter 12Q.

(a) For each Covered Employee, Subtenant shall provide the appropriate health benefit set forth in Section 12Q.3 of the HCAO. If Subtenant chooses to offer the health plan option, such health plan shall meet the minimum standards set forth by the San Francisco Health Commission.

(b) Notwithstanding the above, if Subtenant is a small business as defined in Section 12Q.3(d) of the HCAO, it shall have no obligation to comply with Subsection (a) above.

(c) Subtenant's failure to comply with the HCAO shall constitute a material breach of this Sublease. Sublandlord shall notify Subtenant if such a breach has occurred. If, within thirty (30) days after receiving City's written notice of a breach of this Sublease for violating the HCAO, Subtenant fails to cure such breach or, if such breach cannot reasonably be cured within such period of thirty (30) days, Subtenant fails to commence efforts to cure within such period, or thereafter fails diligently to pursue such cure to completion, Sublandlord shall have the right to pursue the remedies set forth in Section 12Q.5(f)(1-5). Each of these remedies shall be exercisable individually or in combination with any other rights or remedies available to Sublandlord.

(d) Any Subcontract entered into by Subtenant shall require the Subcontractor to comply with the requirements of the HCAO and shall contain contractual obligations substantially the same as those set forth in this Section. Subtenant shall notify City's Purchasing Department when it enters into such a Subcontract and shall certify to the Purchasing Department that it has notified the Subcontractor of the obligations under the HCAO and has imposed the requirements of the HCAO on Subcontractor through the Subcontract. Each Subtenant shall be responsible for its Subcontractors' compliance with this Chapter. If a Subcontractor fails to comply, the Sublandlord may pursue the remedies set forth in this Section against Subtenant based on the Subcontractor's failure to comply, provided that Sublandlord has first provided Subtenant with notice and an opportunity to obtain a cure of the violation.

(e) Subtenant shall not discharge, reduce in compensation, or otherwise discriminate against any employee for notifying Sublandlord with regard to Subtenant's compliance or anticipated compliance with the requirements of the HCAO, for opposing any practice proscribed by the HCAO, for participating in proceedings related to the HCAO, or for seeking to assert or enforce any rights under the HCAO by any lawful means.

(f) Subtenant represents and warrants that it is not an entity that was set up, or is being used, for the purpose of evading the intent of the HCAO.

(g) Subtenant shall keep itself informed of the current requirements of the HCAO.

(h) Subtenant shall provide reports to Sublandlord in accordance with any reporting standards promulgated by Sublandlord under the HCAO, including reports on Subcontractors and Subtenants, as applicable.

(i) Subtenant shall provide Sublandlord with access to records pertaining to compliance with the HCAO after receiving a written request from Sublandlord to do so and being provided at least five (5) business days to respond.

(j) Sublandlord may conduct random audits of Subtenant to ascertain its compliance with HCAO. Subtenant agrees to cooperate with Sublandlord when it conducts such audits.

(k) If Subtenant is exempt from the HCAO when this Sublease is executed because its amount is less than Fifty Thousand Dollars (\$50,000) if Subtenant is a qualified nonprofit, but Subtenant later enters into an agreement or agreements that cause Subtenant's aggregate amount of all agreements with Sublandlord to reach Seventy-Five Thousand Dollars (\$75,000), all the agreements shall be thereafter subject to the HCAO. This obligation arises on the effective date of the agreement that causes the cumulative amount of agreements between Subtenant and the Contracting Department to be equal to or greater than Seventy-Five Thousand Dollars (\$75,000) in the fiscal year.

34.14 Notification of Limitations on Contributions. Through its execution of this Sublease, Subtenant acknowledges that it is familiar with Section 1.126 of the San Francisco Campaign and Governmental Conduct Code, which prohibits any person who contracts with the City or a state agency on whose board an appointee of a City elective officer serves, for the selling or leasing of any land or building to or from the City or a state agency on whose board an appointee of a City elective officer serves, from making any campaign contribution to (1) an individual holding a City elective office if the contract must be approved by the individual, a board on which that individual serves, or a board on which an appointee of that individual serves, (2) a candidate for the office held by such individual, or (3) a committee controlled by such individual, at any time from the commencement of negotiations for the contract until the later of either the termination of negotiations for such contract or six (6) months after the date the contract is approved. Subtenant acknowledges that the foregoing restriction applies only if the contract or a combination or series of contracts approved by the same individual or board in a fiscal year have a total anticipated or actual value of \$50,000 or more. Subtenant further acknowledges that the prohibition on contributions applies to each prospective party to the contract; each member of Subtenant's board of directors; Subtenant's chairperson, chief executive officer, chief financial officer and chief operating officer; any person with an ownership interest of more than 20 percent in Subtenant; any subcontractor listed in the bid or contract; and any committee that is sponsored or controlled by Subtenant. Additionally, Subtenant acknowledges that Subtenant must inform each of the persons described in the

preceding sentence of the prohibitions contained in Section 1.126. Subtenant further agrees to provide Sublandlord the name of each person, entity or committee described above.

34.15 Preservation-Treated Wood Containing Arsenic. As of July 1, 2003, Subtenant may not purchase preservative-treated wood products containing arsenic in the performance of this Sublease unless an exemption from the requirements of Environment Code Chapter 13 is obtained from the Department of Environment under Section 1304 of the Environment Code. The term "preservative-treated wood containing arsenic" shall mean wood treated with a preservative that contains arsenic, elemental arsenic, or an arsenic copper combination, including, but not limited to, chromated copper arsenate preservative, ammoniac copper zinc arsenate preservative, or ammoniacal copper arsenate preservative. Subtenant may purchase preservative-treated wood products on the list of environmentally preferable alternatives prepared and adopted by the Department of Environment. This provision does not preclude Subtenant from purchasing preservative-treated wood containing arsenic for saltwater immersion. The term "saltwater immersion" shall mean a pressure-treated wood that is used for construction purposes or facilities that are partially or totally immersed in saltwater.

34.16 Resource Efficient City Buildings and Pilot Projects. Subtenant acknowledges that the City and County of San Francisco has enacted San Francisco Environment Code Sections 700 to 707 relating to resource-efficient City buildings and resource-efficient pilot projects. Subtenant hereby agrees that it shall comply with all applicable provisions of such code sections.

34.17 Food Service Waste Reduction. Subtenant agrees to comply fully with and be bound by all of the provisions of the Food Service Waste Reduction Ordinance, as set forth in the San Francisco Environment Code, Chapter 16, including the remedies provided, and implementing guidelines and rules. The provisions of Chapter 16 are incorporated herein by reference and made a part of this Sublease as though fully set forth. This provision is a material term of this Sublease. By entering into this Sublease, Subtenant agrees that if it breaches this provision, Sublandlord will suffer actual damages that will be impractical or extremely difficult to determine; further, Subtenant agrees that the sum of One Hundred Dollars (\$100.00) liquidated damages for the first breach, Two Hundred Dollars (\$200.00) liquidated damages for the second breach in the same year, and Five Hundred Dollars (\$500.00) liquidated damages for subsequent breaches in the same year is a reasonable estimate of the damage that Sublandlord will incur based on the violation, established in light of the circumstances existing at the time this Sublease was made. Such amounts shall not be considered a penalty, but rather agreed monetary damages sustained by Sublandlord because of Subtenant's failure to comply with this provision.

34.18 Estoppel Certificates. At any time and from time to time, within ten (10) days after Sublandlord's request, Subtenant will execute, acknowledge and deliver to Sublandlord a statement certifying the following matters: (a) the Commencement Date and Expiration Date of this Sublease; (b) that this Sublease is unmodified and in full force and effect (or if there have been modifications, that this Sublease is in full force and effect as modified and the date and nature of such modifications); (c) the dates to which the Rent has been paid; (d) that there are no Events of Default under this Sublease (or if there are any Events of Default, the nature of such Event of Default); and (e) any other matters reasonably requested by Sublandlord. Sublandlord and Subtenant intend that any such statement delivered pursuant to this paragraph may be relied upon by any assignee of Sublandlord's interest in the Master Lease or this Sublease, any mortgagee or any purchaser or prospective purchaser of the building or land on which the Premises are located. Subtenant irrevocably appoints Sublandlord, as Subtenant's agent, to execute and deliver in the name of Sublandlord any such instrument if Subtenant fails to do so, which failure shall also be an Event of Default under this Sublease."

34.19 Wages and Working Conditions. Subtenant agrees that any person performing labor in the erection, construction, renovation, alteration, improvement, demolition, excavation, installation or repair (not including maintenance) of any **building, structure, improvement, infrastructure, road, park, utility or similar facility** on the Premises, provided by or through Subtenant under this Agreement, shall be paid not less than the highest prevailing rate of wages, and shall be subject to hours and days of labor requirements, that are established under San Francisco Administrative Code Section 6.22(E) and 6.22(F), . Subtenant shall require that all contracts and subcontracts for such work contain the requirements of San Francisco Administrative Code Sections 6.22(E), subsections (4) – (8), and 6.22(F), and shall reference Sublandlord's rights as set forth in this paragraph, including but not limited to Sublandlord's (and Subtenant's) right to withhold funds and impose penalties against any contractor or subcontractor that fails to pay prevailing wages as required **in this Section**. Subtenant shall also require any contractor to **electronically submit**, for itself and for all subcontractors certified payroll reports and statements of compliance in the manner specified by Sublandlord with respect to all persons performing labor as set forth above . **Subtenant shall have all rights and remedies, including the right to withhold payments or assess penalties, against any contractors and subcontractors as set forth in Section 6.22(E) (8) for failure to pay prevailing wages as set forth in this Section. In addition, Sublandlord and Subtenant shall jointly collaborate on any such remedial action to ensure compliance with this Section, including the assessment of penalties and, when warranted, the termination of any contractor or subcontractor.**

14. Terms and Conditions of Original Sublease Remain in Force and Effect.

Except as specifically amended hereby, the terms and conditions of the Sublease shall remain in full force and effect.

15. Counterparts. This Sixth Amendment may be executed in two or more counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

DRAFT

The Authority and Subtenant have executed this Sixth Amendment in duplicate as of the date first written above.

SUBTENANT:

JOHN STEWART COMPANY,
a California corporation

By: _____

Its: _____

AUTHORITY:

**TREASURE ISLAND DEVELOPMENT
AUTHORITY**

By: _____

Its: Director of Island Operations

Approved as to Form:

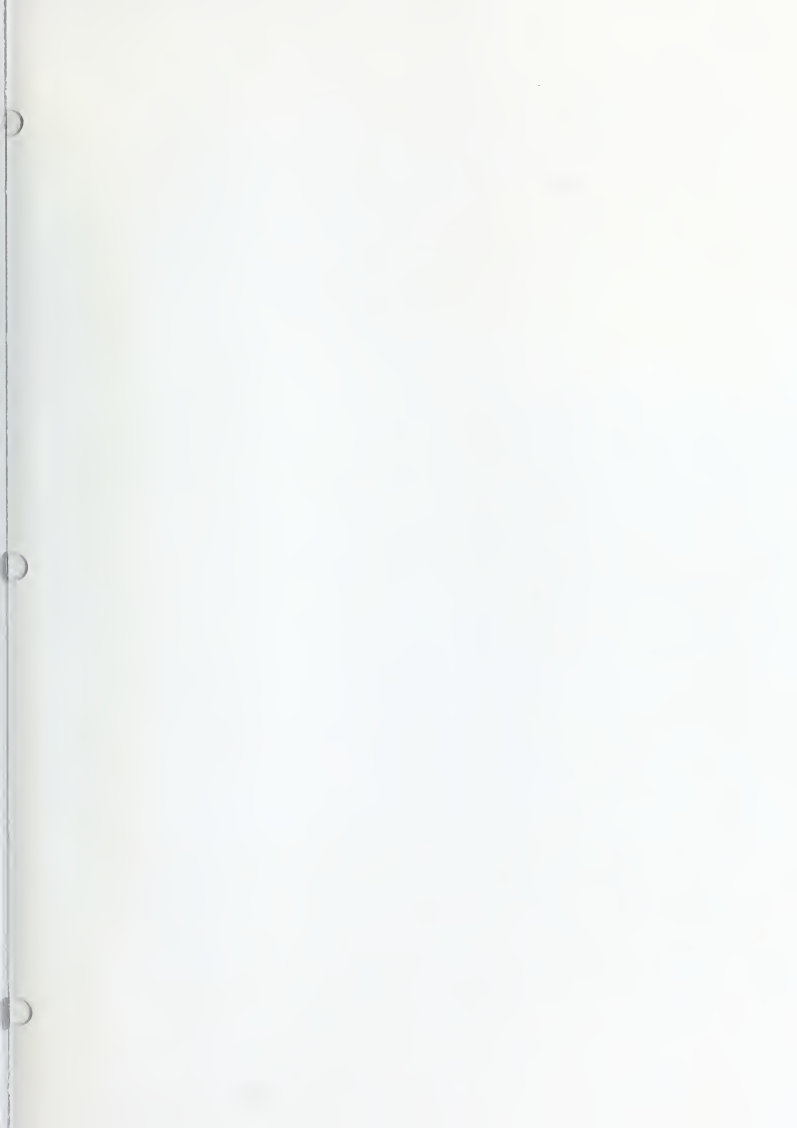
DENNIS J. HERRERA, City Attorney

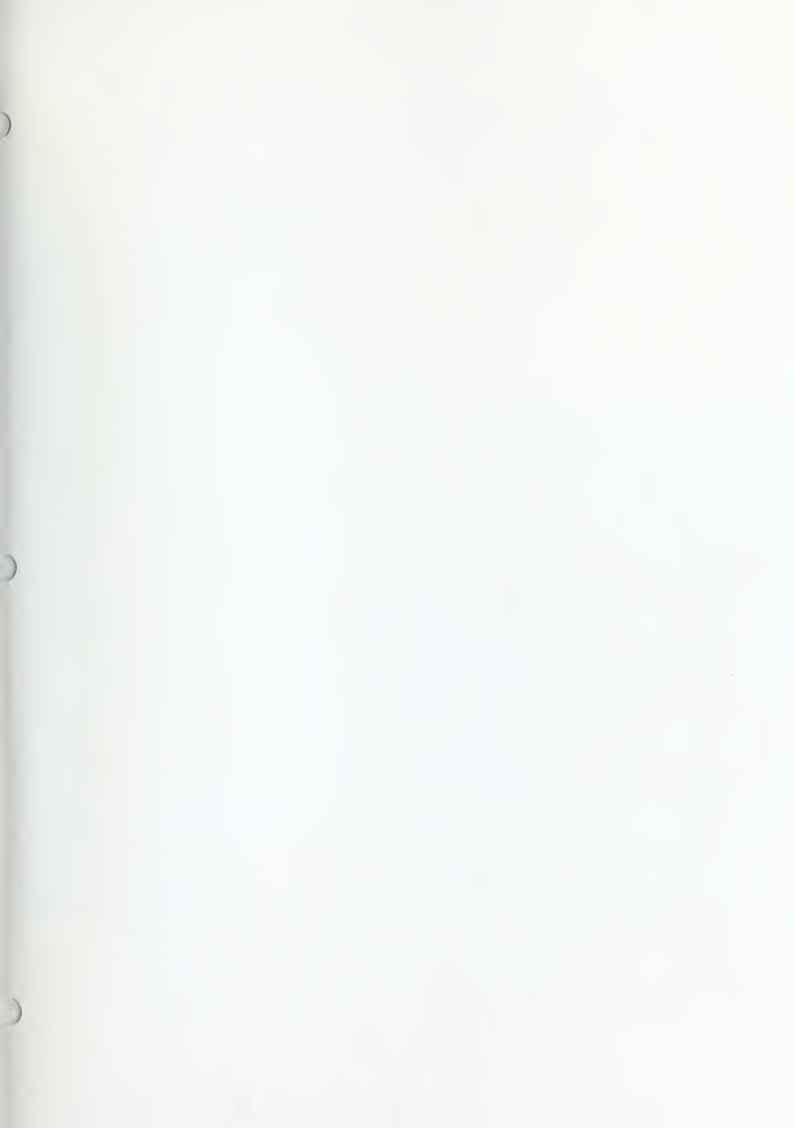
By: _____

Name: _____

Deputy City Attorney









DRAFT Minutes of Meeting- Item 6 (a)
Treasure Island Development Authority
February 13, 2013
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place

Mirian Saez, Director of Island Operations
Asja Steeves, Commission Secretary

1. Call to Order 1:32 PM

Present

Linda Richardson, *President*
Claudine Cheng, *Vice President*
Larry Del Carlo
Mark Dunlop
John Elberling
Larry Mazzola, Jr., *CFO*
Jean-Paul Samaha

Excused

Supervisor Jane Kim, *Ex-Officio*

2. General Public Comment

Walt Bilofsky, Treasure Island Museum Association (TIMA), gave update on and invited Board members to the TIMA Lecture Series starting in March through September. Mike Daly, SF resident, spoke of SFPUC Wastewater tour and music video documenting the tour which was organized by Kathryn Lundgren of TI Health Network. Director Richardson suggested having the video on website.

3a. Directors Report

Mirian Saez, Director of Island Operations, discussed public safety and announced the new Southern Station Captain, Michael Redmond. JSCO hired Personal Protective Services (PPS) to provide 24/7 security for the island which includes vacant unit inspections. With regards to power outages, there were none in December and one in January. PUC's proactive measures to maintain integrity of utilities to the Island were discussed. PUC electrical Assessment Report and PUC Gas Preventative Maintenance Program discussed. Discussed TIDA/311 MOU which delineates responsibilities between the agencies and creates a communication protocol during unplanned utility disruptions. Ms. Saez went on to discuss financial reports, representing the first half of the year. Quality of life: SFFD fire suppression discussions resulting in identification of secondary water sources; Neighborhood Empowerment Network headed up by the City Administrators Office represented by Daniel Homsey; and update on Wi-Fi on Island. Leasing activities: Two new subleases resulting in \$93k in additional annual revenue. Special events: TI Flea in Building One February 23&24; Make a Wish Foundation Event on February 2nd in Building One. Ms. Saez thanked Jim Sullivan with the NAVY

GOVERNMENT
DOCUMENTS DEPT.

MAR - 8 2013

SAN FRANCISCO
PUBLIC LIBRARY

BRAC TI Office for all of his hard work, as he has moved to another position with the Navy.

Director Richardson suggested that Ms. Saez write a letter on behalf of the Authority Board, thanking the PUC for their efforts in improving the quality of life on the Island. In response to an inquiry from Director Elberling regarding crime states, Ms. Saez confirmed that there were two burglaries in January and eight car burglaries. Director Elberling spoke in favor of the one page crime stat reports previously included in agenda package. In response to a request from Director Elberling, Ms. Saez stated that a written summary of PPS incidences/patrol activity can be provided at a future meeting. In response to an inquiry from Director Elberling regarding the PUC's Electrical Assessment Report, Ms. Saez stated that Mr. Tymoff and staff will discuss the feasibility of replacing switch gears on existing distribution system during upcoming development discussions with PUC. Staff will report back to the Board members at a future meeting. Director Dunlop spoke in favor of proactive measures taken by the PUC and spoke in favor of continuing PPS patrols in residential areas.

In response to an inquiry from Director Cheng, Ms. Saez stated that PPS patrols are 24/7 and SFPD patrols are 24/7 as well.

Public comment: Daniel Homsey, City Administrators Office, thanked Peter Summerville for his support and spoke in favor of new software program for Treasure Island residents called "Next Door" which shares information to increase safety.

3b. Report by Treasure Island Development Project Director

Michael Tymoff, TI Development Project Director, reported on items related to development. EIR lawsuit petitioner filed an appeal to the overturning of the lawsuit, however, timing of when the appeal will be heard is unknown at this time. Regarding utilities issues, PUC issued a series of technical memorandums and assessments across various utilities systems including electrical, potable water and sanitary/wastewater. Staff is reviewing with consultants together with developer and PUC technical staff in order to identify any synergies between Treasure Island Community Development (TICD) future work and work needed in the interim period prior to replacement of the existing infrastructure as part of the development project. Mr. Tymoff stated that he will report to the Board in a couple of months. Terms of an agreement between TIDA and the PUC regarding interim utilities operations will be brought forward along with an amended Navy Conveyance Agreement for consideration of approval at a future meeting. Regarding the Navy Agreement, one of the areas currently being negotiated relates to US Coast Guard rights to access utility services in the event that services are no longer provided by TIDA or the PUC. Mr. Tymoff then discussed the upcoming YBI Interim moves. The final YBI tenant meeting was held with 17 of the 55 households in attendance. The purpose was to review the final steps of the early, voluntary unit selection process and work through concerns that residents had raised. Unit selection process goes through on February 19th, and units will be assigned by February 21st. Households that want to move out of their comparability range will have the right to do so once the initial assignments have been completed. If tenants choose not to participate in the initial unit selection or "resize" unit selection process they will be assigned a unit based on comparability. Staff described the outreach efforts that were conducted by TIDA and John Stewart Company staff including sending all YBI households several mailing, on-Island meetings and going door to door. Discussed JSCO's Addendum C. Staff will report back to the Board before sending out 30-day Notice of Change of Terms

of Tenancy. Discussed RFP for environmental engineering consulting team to oversee property transfer phase and Navy clean-up.
Director Richardson thanked staff for resident outreach and requested a written summary documenting the steps that staff took during this interim transition & early unit selection period in order to hand out to residents.
Director Dunlop thanked staff for residential outreach and inquired about in-lieu payment process and possibility of streamlining that process.
Director Cheng requested a projection of Development timeline. Mr. Tymoff stated that this can be provided at a future meeting.
In response to an inquiry from Director Samaha, Mr. Tymoff stated that the EIR appeal of the Judge's decision should not impact the development timeline as there has been no injunction to stop work issued to date. The appeal goes to the Division 4, First District Appellate Court.
In response to an inquiry from Director Del Carlo relating to liabilities if the EIR determination is overturned, Mr. Tymoff stated that there is no risk on TIDA's side as pre-development and pre-implementation costs are funded out of TIDA's annual budget.
Mr. Tymoff stated that TIDC is considering advancing work now on major phase approvals and permitting. TIDA has no liability in terms of recovering TIDC's cost.
There was no public comment.

3c. Report by the Treasure Island/Yerba Buena Island Citizen's Advisory Board (CAB)

There was no report from the Citizen's Advisory Board.
There was no public comment.

4. Communications

There was no discussion on Communications by Directors.
There was no public comment.

5. Ongoing Business by Board of Directors

There was no discussion relating to ongoing business.
There was no public comment.

6. Consent Agenda

- a. November 14, 2012 and December 12, 2012 meeting minutes
 - b. Third extension of Loan Agreement with Fine Arts Museum of SF, Miguel Covarrubias Mural
- There was no public comment.
Director Dunlop motioned for approval.
Director Samaha seconded.
This item passed unanimously.

7. Informational Presentation Relating to YBI Ramps Improvement Project by Eric Cordoba SFCTA Project Manager

Michael Tymoff introduced Eric Cordoba with SFCTA noting that Mr. Cordoba has been managing the preliminary design and engineering effort of the YBI Ramps Improvement project alongside Caltrans. Mr. Tymoff stated that an amendment to the existing MOA between TIDA and SFCTA will be in front of the Board in the coming months. Mr.

Cordoba presented a Power Point overview of the YBI Ramps Improvement Project. Discussed PowerPoint presentation reviewing existing conditions of the on-ramps and off-ramps from YBI to the Bay Bridge. Mr. Cordoba presented the new west bound off-ramp to be constructed and showed how these ramps will tie in with the tunnel. Relocation of Quarters 10 and Building 267 was discussed. Mr. Cordoba noted that the Ramps Project is separate and independent of SF Bay Bridge project. Environmental document was approved in late 2012. Funding is programmed and estimated construction capital cost is at \$60 million. Duration of project is estimated to take two years. The construction contract will be advertised in summer of 2013, bid will be awarded late 2013 with the start of construction in 2014 and project completion in 2016. In response to an inquiry from Director Del Carlo relating to provisions for emergency services during ramp closures, Mr. Cordoba stated that a detour road will be established specifically for emergency vehicles. In response to an inquiry from Director Elberling, Mr. Cordoba confirmed that the radius of the existing east bound entrance to TI will not be improved, but the ramps on the west side of the Island handle the standard truck template. Director Elberling inquired whether there was accident data from west bound on-ramp. Director Richardson requested that Mr. Cordoba go back and look at possibilities to improve that particular west bound on-ramp. Director Dunlop inquired about on-Island events combined with construction effort and subsequent traffic jams. Requested that traffic controls be assisted by Highway Patrol or SFPD. There was no public comment.

8. Informational Presentation on Proposed 6th Amendment to the Sublease, Development, Marketing and Property Agreement for Rental Housing on Treasure and Yerba Buena Islands with JSCO.

Peter Summerville, Project Office Staff, discussed the five prior amendments to the Agreement approved by the TIDA Board and Board of Supervisors, most recently the 5th Amendment in October of 2009. Reviewed John Stewart responsibilities. At its November 14, 2011 meeting the Authority Board authorized negotiations with John Stewart Company to extend the term of the Agreement and make other necessary revisions to the Agreement. At its April 19, 2012 meeting as well as Closed Session presentations at its August 8th and December 12th meetings, the Authority Board heard presentations on the proposed Sixth Amendment. Mr. Summerville discussed the draft Sixth Amendment document and reviewed the terms with the Board. Mr. Summerville noted that revisions to Rental Rate Schedule would only apply to rental rates for newly rentable units upon turnover and will not affect current rents paid by existing residents. Mr. Summerville reviewed additional proposed amendments for compliancy with City provisions including sunshine ordinance, local hiring, first source hiring, campaign contributions and prevailing wage requirements, amongst others. JSCO shall be responsible for submitting, or causing subcontractors to submit, payroll and labor documentation consistent with the submittal requirements of the City and County of San Francisco.

In response to an inquiry from Director Richardson, Mr. Summerville reviewed the next steps including reviewing JSCO edits, Board approval in March, and assignment to a Board of Supervisors (BOS) sub-committee then to BOS for approval. Director Mazzola spoke in disagreement of this process, and stated that this contract

should go out to bid. Ms. Saez noted that the TIDA Board voted in November 2011 to negotiate the JSCO contract in this manner.
In response to an inquiry from Director Del Carlo, Mr. Summerville stated that based on previous discussions, staff does not expect major revisions from JSCO.
Director Samaha spoke in favor of the proposed amendments.

There was no public comment.

9. Discussion of Future Agenda Items by Directors

There was no discussion of future agenda items.

There was no public comment.

10. Closed Session to Confer with Real Property Negotiators

There was no public comment.

Director Dunlop motioned to hold closed session.

Director Richardson seconded.

The motion was approved unanimously.

Closed Session: 2:42PM

Attendees:

Mirian Saez

Charles Sullivan

Kim Bliss

Asja Steeves

Peter Summerville

Michael Tymoff

Kate Austin

Director Richardson

Director Dunlop

Director Del Carlo

Director Samaha

Open Session: 2:54PM

Director Dunlop motioned to not disclose discussions held in closed session.

Director Del Carlo seconded.

The motion was passed unanimously.

11. Adjourn

The meeting was adjourned at 2:55PM.



Minutes of Meeting
Treasure Island Development Authority
February 13, 2013
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place

Mirian Saez, Director of Island Operations
Asja Steeves, Commission Secretary

1. Call to Order 1:32 PM

Present

Linda Richardson, *President*
Claudine Cheng, *Vice President*
Larry Del Carlo
Mark Dunlop
John Elberling
Larry Mazzola, Jr., *CFO*
Jean-Paul Samaha

Excused

Supervisor Jane Kim, *Ex-Officio*

2. General Public Comment

Walt Bilofsky, Treasure Island Museum Association (TIMA), gave update on and invited Board members to the TIMA Lecture Series starting in March through September.
Mike Daly, SF resident, spoke of SFPUC Wastewater tour and music video documenting the tour which was organized by Kathryn Lundgren of TI Health Network.
Director Richardson suggested having the video on website.

3a. Directors Report

Mirian Saez, Director of Island Operations, discussed public safety and announced the new Southern Station Captain, Michael Redmond. JSCO hired Personal Protective Services (PPS) to provide 24/7 security for the island which includes vacant unit inspections. With regards to power outages, there were none in December and one in January. PUC's proactive measures to maintain integrity of utilities to the Island were discussed. PUC electrical Assessment Report and PUC Gas Preventative Maintenance Program discussed. Discussed TIDA/311 MOU which delineates responsibilities between the agencies and creates a communication protocol during unplanned utility disruptions. Ms. Saez went on to discuss financial reports, representing the first half of the year. Quality of life: SFFD fire suppression discussions resulting in identification of secondary water sources; Neighborhood Empowerment Network headed up by the City Administrators Office represented by Daniel Homsey; and update on Wi-Fi on Island. Leasing activities: Two new subleases resulting in \$93k in additional annual revenue. Special events: TI Flea in Building One February 23&24; Make a Wish Foundation Event on February 2nd in Building One. Ms. Saez thanked Jim Sullivan with the NAVY

GOVERNMENT
DOCUMENTS DEPT

SEP - 9 2013

SAN FRANCISCO
PUBLIC LIBRARY

BRAC TI Office for all of his hard work, as he has moved to another position with the Navy.

Director Richardson suggested that Ms. Saez write a letter on behalf of the Authority Board, thanking the PUC for their efforts in improving the quality of life on the Island.

In response to an inquiry from Director Elberling regarding crime states, Ms. Saez confirmed that there were two burglaries in January and eight car burglaries. Director Elberling spoke in favor of the one page crime stat reports previously included in agenda package. In response to a request from Director Elberling, Ms. Saez stated that a written summary of PPS incidences/patrol activity can be provided at a future meeting. In response to an inquiry from Director Elberling regarding the PUC's Electrical Assessment Report, Ms. Saez stated that Mr. Tymoff and staff will discuss the feasibility of replacing switch gears on existing distribution system during upcoming development discussions with PUC. Staff will report back to the Board members at a future meeting.

Director Dunlop spoke in favor of proactive measures taken by the PUC and spoke in favor of continuing PPS patrols in residential areas.

In response to an inquiry from Director Cheng, Ms. Saez stated that PPS patrols are 24/7 and SFPD patrols are 24/7 as well.

Public comment: Daniel Homsey, City Administrators Office, thanked Peter Summerville for his support and spoke in favor of new software program for Treasure Island residents called "Next Door" which shares information to increase safety.

3b. Report by Treasure Island Development Project Director

Michael Tymoff, TI Development Project Director, reported on items related to development. EIR lawsuit petitioner filed an appeal to the overturning of the lawsuit, however, timing of when the appeal will be heard is unknown at this time. Regarding utilities issues, PUC issued a series of technical memorandums and assessments across various utilities systems including electrical, potable water and sanitary/wastewater. Staff is reviewing with consultants together with developer and PUC technical staff in order to identify any synergies between Treasure Island Community Development (TICD) future work and work needed in the interim period prior to replacement of the existing infrastructure as part of the development project. Mr. Tymoff stated that he will report to the Board in a couple of months. Terms of an agreement between TIDA and the PUC regarding interim utilities operations will be brought forward along with an amended Navy Conveyance Agreement for consideration of approval at a future meeting.

Regarding the Navy Agreement, one of the areas currently being negotiated relates to US Coast Guard rights to access utility services in the event that services are no longer provided by TIDA or the PUC. Mr. Tymoff then discussed the upcoming YBI Interim moves. The final YBI tenant meeting was held with 17 of the 55 households in attendance. The purpose was to review the final steps of the early, voluntary unit selection process and work through concerns that residents had raised. Unit selection process goes through on February 19th, and units will be assigned by February 21st.

Households that want to move out of their comparability range will have the right to do so once the initial assignments have been completed. If tenants choose not to participate in the initial unit selection or "resize" unit selection process they will be assigned a unit based on comparability. Staff described the outreach efforts that were conducted by TIDA and John Stewart Company staff including sending all YBI households several mailing, on-Island meetings and going door to door. Discussed JSCO's Addendum C. Staff will report back to the Board before sending out 30-day Notice of Change of Terms

of Tenancy. Discussed RFP for environmental engineering consulting team to oversee property transfer phase and Navy clean-up. Director Richardson thanked staff for resident outreach and requested a written summary documenting the steps that staff took during this interim transition & early unit selection period in order to hand out to residents. Director Dunlop thanked staff for residential outreach and inquired about in-lieu payment process and possibility of streamlining that process. Director Cheng requested a projection of Development timeline. Mr. Tymoff stated that this can be provided at a future meeting. In response to an inquiry from Director Samaha, Mr. Tymoff stated that the EIR appeal of the Judge's decision should not impact the development timeline as there has been no injunction to stop work issued to date. The appeal goes to the Division 4, First District Appellate Court. In response to an inquiry from Director Del Carlo relating to liabilities if the EIR determination is overturned, Mr. Tymoff stated that there is no risk on TIDA's side as pre-development and pre-implementation costs are funded out of TIDA's annual budget. Mr. Tymoff stated that TIDC is considering advancing work now on major phase approvals and permitting. TIDA has no liability in terms of recovering TIDC's cost. There was no public comment.

3c. Report by the Treasure Island/Yerba Buena Island Citizen's Advisory Board (CAB)

There was no report from the Citizen's Advisory Board.
There was no public comment.

4. Communications

There was no discussion on Communications by Directors.
There was no public comment.

5. Ongoing Business by Board of Directors

There was no discussion relating to ongoing business.
There was no public comment.

6. Consent Agenda

- a. November 14, 2012 and December 12, 2012 meeting minutes
 - b. Third extension of Loan Agreement with Fine Arts Museum of SF, Miguel Covarrubias Mural
- There was no public comment.
Director Dunlop motioned for approval.
Director Samaha seconded.
This item passed unanimously.

7. Informational Presentation Relating to YBI Ramps Improvement Project by Eric Cordoba SFCTA Project Manager

Michael Tymoff introduced Eric Cordoba with SFCTA noting that Mr. Cordoba has been managing the preliminary design and engineering effort of the YBI Ramps Improvement project alongside Caltrans. Mr. Tymoff stated that an amendment to the existing MOA between TIDA and SFCTA will be in front of the Board in the coming months. Mr.

Cordoba presented a Power Point overview of the YBI Ramps Improvement Project. Discussed PowerPoint presentation reviewing existing conditions of the on-ramps and off-ramps from YBI to the Bay Bridge. Mr. Cordoba presented the new west bound off-ramp to be constructed and showed how these ramps will tie in with the tunnel. Relocation of Quarters 10 and Building 267 was discussed. Mr. Cordoba noted that the Ramps Project is separate and independent of SF Bay Bridge project. Environmental document was approved in late 2012. Funding is programmed and estimated construction capital cost is at \$60 million. Duration of project is estimated to take two years. The construction contract will be advertised in summer of 2013, bid will be awarded late 2013 with the start of construction in 2014 and project completion in 2016. In response to an inquiry from Director Del Carlo relating to provisions for emergency services during ramp closures, Mr. Cordoba stated that a detour road will be established specifically for emergency vehicles. In response to an inquiry from Director Elberling, Mr. Cordoba confirmed that the radius of the existing east bound entrance to TI will not be improved, but the ramps on the west side of the Island handle the standard truck template. Director Elberling inquired whether there was accident data from west bound on-ramp. Director Richardson requested that Mr. Cordoba go back and look at possibilities to improve that particular west bound on-ramp. Director Dunlop inquired about on-Island events combined with construction effort and subsequent traffic jams. Requested that traffic controls be assisted by Highway Patrol or SFPD. There was no public comment.

8. Informational Presentation on Proposed 6th Amendment to the Sublease, Development, Marketing and Property Agreement for Rental Housing on Treasure and Yerba Buena Islands with JSCO.

Peter Summerville, Project Office Staff, discussed the five prior amendments to the Agreement approved by the TIDA Board and Board of Supervisors, most recently the 5th Amendment in October of 2009. Reviewed John Stewart responsibilities. At its November 14, 2011 meeting the Authority Board authorized negotiations with John Stewart Company to extend the term of the Agreement and make other necessary revisions to the Agreement. At its April 19, 2012 meeting as well as Closed Session presentations at its August 8th and December 12th meetings, the Authority Board heard presentations on the proposed Sixth Amendment. Mr. Summerville discussed the draft Sixth Amendment document and reviewed the terms with the Board. Mr. Summerville noted that revisions to Rental Rate Schedule would only apply to rental rates for newly rentable units upon turnover and will not affect current rents paid by existing residents. Mr. Summerville reviewed additional proposed amendments for compliancy with City provisions including sunshine ordinance, local hiring, first source hiring, campaign contributions and prevailing wage requirements, amongst others. JSCO shall be responsible for submitting, or causing subcontractors to submit, payroll and labor documentation consistent with the submittal requirements of the City and County of San Francisco.

In response to an inquiry from Director Richardson, Mr. Summerville reviewed the next steps including reviewing JSCO edits, Board approval in March, and assignment to a Board of Supervisors (BOS) sub-committee then to BOS for approval. Director Mazzola spoke in disagreement of this process, and stated that this contract

should go out to bid. Ms. Saez noted that the TIDA Board voted in November 2011 to negotiate the JSCO contract in this manner.
In response to an inquiry from Director Del Carlo, Mr. Summerville stated that based on previous discussions, staff does not expect major revisions from JSCO.
Director Samaha spoke in favor of the proposed amendments.
There was no public comment.

9. Discussion of Future Agenda Items by Directors

There was no discussion of future agenda items.
There was no public comment.

10. Closed Session to Confer with Real Property Negotiators

There was no public comment.
Director Dunlop motioned to hold closed session.
Director Richardson seconded.
The motion was approved unanimously.
Closed Session: 2:42PM

Attendees:

Mirian Saez
Charles Sullivan
Kim Bliss
Asja Steeves
Peter Summerville
Michael Tymoff
Kate Austin
Director Richardson
Director Dunlop
Director Del Carlo
Director Samaha

Open Session: 2:54PM

Director Dunlop motioned to not disclose discussions held in closed session.
Director Del Carlo seconded.
The motion was passed unanimously.

11. Adjourn

The meeting was adjourned at 2:55PM.

